BILL GARRETT, Davidson County
Trans:T20140013735 DEEDWARR
Recvd: 02/27/14 11:01 4 pgs
Fees:23.00 Taxes:510.60

20140227-0016935

This Instrument was prepared by:
Bay National Title Company
13577 Feather Sound Drive, Ste 250
Clearwater, FL 33762
After Recording Return to:

REALTY TITLE AND ESCROW COMPANY, INC.
383 JOHNNY CASH PARKWAY, SUITE 140
HENDERSONVILLE, TN 37075

Assessor's parcel No.: 059-15-0A-051.00

Send Tax Bills To:
SunTrust Mortgage, Inc.
1001 Semmes Avenue RVW-5093
Richmond, VA 23224

WARRANTY DEED

THIS INDENTURE made and entered into on this 24th day of **February 2014**, by and between **BLUE MOUNTAIN HOMES, LLC, a California limited liability company,** of 707 Aldridge Road, Suite B, Vacaville, CA 95688 hereinafter referred to as Grantor(s) and **MICHAEL A. POLITE,** *~~husband and wife~~, of 3417 Chateau Valley Lane, Nashville, TN 37207, hereinafter referred to as Grantee(s). ***AND LLORRAINE LONDON POLITE, HUSBAND AND WIFE**

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE HUNDRED THIRTY EIGHT THOUSAND AND 00/100 ($138,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: **Instrument No: 20131023-0110262, recorded 10-23-2013 in Davidson County, Tennessee**

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

GRANTORS hereby covenant with and represent unto the said Grantee and unto his successors or assigns, that they are lawfully seized in fee of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that they have a good and lawful right to sell and convey the same as aforesaid and that they will forever warrant and defend the title to same unto the said Grantee and unto his successors or assigns, forever, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

Assessor's parcel No. 059-15-0A-051.00

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 24th day of Februaury 2014.

BLUE MOUNTAIN HOMES, LLC, a California limited liability company

By: _____
Gregory S. Owen
Its Managing and Sole Member

STATE OF California

COUNTY OF Solano

Before me, Jennifer Ingram of the state and county mentioned, personally appeared Gregory S. Owen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of **Blue Mountain Homes, LLC.**, the within named bargainer, a corporation, and that such president or officer as such _____, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Solano, California, this 24th day of February 2014.

_____
Notary Public

My Commission expires: March 9 2017

JENNIFER MEGGAN INGRAM
Commission # 2010860
Notary Public - California
Solano County
My Comm. Expires Mar 9, 2017

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$138,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant: _____

Print Name: Gregory S. Owen

Subscribed and sworn to before me this 24th day of February, 2014

_____
Notary Public

Commission Expires March 9 2017

JENNIFER MEGGAN INGRAM
Commission # 2010860
Notary Public - California
Solano County
My Comm. Expires Mar 9, 2017

Name and address for person(s) responsible for taxes:

MICHAEL POLITE

Name and address of property owner:

MICHAEL POLITE
3417 Chateau Valley Lane
Nashville, TN 37207

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 132, on the Plan of Phase II, Chateau Valley, of record in Book 8250, Page 932, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to The Bank of New York Mellon fka The Bank of New York, as Trustee for the Benefit of the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-SD3 by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, dated January 11, 2013, recorded January 17, 2013, of record in Instrument No. 20130117-0005507, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Blue Mountain Homes LLC, a California limited liability company, by Quitclaim Deed from The Bank of New York Mellon fka The Bank of New York, as Trustee for the Benefit of the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-SD3, dated October 16, 2013, recorded October 23, 2013, of record in Instrument No. 20131023-0110262, Register's Office for Davidson County, Tennessee.