Davidson County DEEDWARRSP
Recvd: 04/28/14 10:00 5 pgs
Fees:28.00 Taxes:510.60
20140428-0035301

RECORD AND REQUESTED BY:
BAY NATIONAL TITLE CO.
13577 FEATHER SOUND DRIVE, STE. 250
CLEARWATER, FL 33762
File No. BMT-27525

This document prepared by:
PAUL JUNGERS, ESQ.
605 OHIO STREET, SUITE 312
TERRE HAUTE, IN 47807
866-333-3081

Tax ID No.: 147-16-0-190.00

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into on this 18 day of April, 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 **THACH VO LE AND PHUONG TU LY, HUSBAND AND WIFE**, of 5008 MADELINE DRIVE, NASHVILLE, TN 37211, hereinafter referred to as Grantee(s).

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 Grantees the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: 20130920-0099205, Recorded: 09/20/2013

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, IN FEE SIMPLE.

The warranties passing to the Grantee(s) hereunder are limited solely to those matters arising from acts of the Grantor(s), his/her/their/its agents or representatives, occurring solely during the period of the Grantor's ownership of the subject real estate.

Assessor's parcel No. 147-16-0-190.00

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 18 day of April, 2014.

BLUE MOUNTAIN HOMES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY _____
NAME: Rick Revetria
TITLE: Authorized Signer

STATE OF CALIFORNIA
COUNTY OF

On April 18, 2014, before me Michelle Panizza, a Notary Public, (insert name and title of the officer) personally appeared Rick Revetria, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
(SIGNATURE OF NOTARY) SEAL

NCC1 MICHELLE PANIZZA Commission No. 1982283 NOTARY PUBLIC-CALIFORNIA SOLANO COUNTY My Comm. Expires JULY 16, 2016 NCC1

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.

x _____
THACH VO LE

Subscribed and sworn to before me this 21st day of April, 2014, by THACH VO LE.

_____
Notary Public
My Commission Expires 10/30/16



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

THACH VO LE AND PHUONG TU LY
5008 MADELINE DRIVE
NASHVILLE, TN 37211

Name and address of property owner:

THACH VO LE AND PHUONG TU LY
5008 MADELINE DRIVE
NASHVILLE, TN 37211

EXHIBIT A
LEGAL DESCRIPTION

ALL THE REAL PROPERTY SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS. A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 43 ON THE PLAN OF SECTION II, FAIRLANE PARK, OF RECORD IN BOOK 2330, PAGE 89, AS AMENDED IN BOOK 5188, PAGE 913, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED TO DEUTSCHE BANK TRUST COMPANY AMERICAS BY WARRANTY DEED RECORDED JANUARY 27, 2012, AS INSTRUMENT NO. 20120127-0007659, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PARCEL ID NUMBER: 147-16-0-190.00

PROPERTY COMMONLY KNOWN AS: 5008 MADELINE DRIVE, NASHVILLE, TN 37211

True Copy Certification

I, Kim Stafford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Florida

County of Pinellas

Personally appeared before me, Sebrenna Strickland, a notary public for this county and state, Kim Stafford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03.06.16

Notary' Seal (if on paper)

SEBRENNA ANNE STRICKLAND
MY COMMISSION # EE178785
EXPIRES March 06, 2016
FloridaNotaryService.com
(407) 398-0153

SEBRENNA ANNE STRICKLAND
MY COMMISSION # EE17878...
EXPIRES March 06, 2016
FloridaNotaryService.com
(407) 398-0153