AFTER RECORDING RETURN TO:
~~BAY NATIONAL TITLE~~ CO.
~~13577 FEATHER SOUND DRIVE, STE 250~~
CLEARWATER, FL 33762
File No. BMT-26817

Realty Title
206 A Coolsprings Blvd
Suite 106
Franklin, TN 37064

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Tax ID No.: 176050A13200C0

BILL GARRETT, Davidson County
Trans:T20140079163 DEEDWARRSP
Recvd: 10/21/14 12:27 4 pgs
Fees:23.00 Taxes:503.20
20141021-0096947

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 9 day of OCT, 2014, by and between **BLUE MOUNTAIN HOMES, LLC**, organized and existing under the laws of THE UNITED STATES OF AMERICA, a mailing address of 707 ALDRIDGE ROAD, SUITE B, VACAVILLE, CA 95688 hereinafter referred to as Grantor(s) and **CHRISTOPHER AARON DYE AND MCKENZIE IRENE JONES, HUSBAND AND WIFE**, a mailing address of 604 BIRCHBROOK COURT, ANTIOCH, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of ONE HUNDRED FORTY THOUSAND AND 00/100 ($140,000.00) 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(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: DOCUMENT NO. 20131206-0124220, Recorded: 12/06/2013

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(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

Grantor hereby warrants to the Grantee(s) that title to the subject real property described herein is the same quality which was received by the Grantor. Grantor's warranty is limited solely to matters arising from the acts or omissions of the Grantor occurring solely during the period of the Grantor's ownership of the subject real property. This limited warranty is binding upon the Grantor, its successors and assigns.

Tax ID No.: 176050A13200C0

The said Grantor has hereunto set their hand and seal on this 9 day of Oct, 2014.

BLUE MOUNTAIN HOMES, LLC

BY: _____
NAME: Gregory S Owen
TITLE: Authorized Signer

STATE OF CALIFORNIA
COUNTY OF Solano

On 10/09/14 before me, Michelle Panizza a Notary Public, (insert Name of Notary Public and Title), personally appeared Gregory S Owen, 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.

Michelle Panizza
(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, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is ~~$140,000.00~~ $136,000 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

~~CHRISTOPHER A. DYE~~

Subscribed and sworn to before me this 10 day of October, 2014.

Notary Public
My Commission Expires 10-18-16

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

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

~~CHRISTOPHER A. DYE~~ AND MCKENZIE I. JONES Regions Bank
604 BIRCHBROOK COURT Dept 2520, PO Box 2153
ANTIOCH, ~~TN 37013~~ Birmingham, AL 35287

Name and address of property owner:

CHRISTOPHER A. DYE AND MCKENZIE I. JONES
604 BIRCHBROOK COURT
ANTIOCH, TN 37013

EXHIBIT A
LEGAL DESCRIPTION

BEING LOT NO. 83, SECTION C, HICKORY WOODS ESTATES, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 6900, PAGES 885, 886 AND 887, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

PARCEL ID NUMBER: 176050A13200C0

PROPERTY COMMONLY KNOWN AS: 604 BIRCHBROOK COURT, ANTIOCH, TN 37013