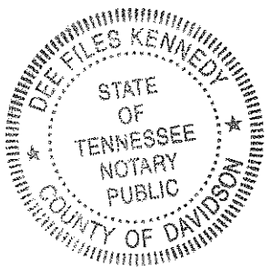
15-02-009

SPECIAL WARRANTY DEED



STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2015.

Notary Public

MY COMMISSION EXPIRES: 7/2/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 1404 17th Avenue South Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blue Mountain Homes, LLC	NEW OWNER	130-07-0-026.00
(NAME)	(NAME)	
707 Aldridge Road, Ste. B		
(ADDRESS)	(ADDRESS)	
Vacaville, CA 95688		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARRSP
Recvd: 05/04/15 16:18 2 pgs
Fees:13.00 Taxes:1480.00
20150504-0040473

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **THAT, WE, PINNACLE BANK, SUCCESSOR TRUSTEE OF JAMISON RICHTER GORRELL 1992 VESTED TRUST, HEREINAFTER** CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BLUE MOUNTAIN HOMES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 2 on the Plan of Bransford Realty Company's Subdivision of Lots 57, 58, 60, 61, 63, and 65 in New Golf Club Addition, as of record in Book 421, Page 149, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to FIRST AMERICAN NATIONAL BANK, TRUSTEE UNDER AGREEMENT OF JAMISON RICHTER GORRELL DATED 3/17/92, by Deed from MARK ANTHONY GALLES, UNMARRIED, of record in Book 1158, Page 919, Register's Office for Davidson County, Tennessee. Subsequently, REGIONS BANK (FORMERLY FIRST AMERICAN TRUST COMPANY), TRUSTEE OF THE JAMISON RICHTER GORRELL 1992 VESTED TRUST, having conveyed its interest to PINNACLE NATIONAL BANK, SUCCESSOR TRUSTEE OF THE JAMISON RICHTER GORRELL 1992 VESTED TRUST, by instrument of record in Instrument No. 20080514-0049708, said Register's Office.

This is: Improved property, known as 4405 Harding Place Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever from the date Grantor had a vested interest in the property. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders Witness our hands this 30 day of April, 2015.

Robert D. Newman, Senior Vice President
By: Pinnacle Bank
TRUSTEE OF THE JAMISON RICHTER GORRELL 1992 VESTED TRUST

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert D. Newman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves as the Senior Vice President for Pinnacle Bank, TRUSTEE OF THE JAMISON RICHTER GORRELL 1992 VESTED TRUST the within named bargainor, and that he/she as such Sr. V.P., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of Pinnacle National Bank, TRUSTEE OF THE JAMISON RICHTER GORRELL 1992 VESTED TRUST.

Witness my hand and official seal at Nashville, Tennessee, this 30 day of April, 2015.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

Notary Public

My Commission Expires: 11/6/17

I, the undersigned, 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.

PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state PETER WEISS, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/2/18

Notary Public

DEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON