15-11-001

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150105831 DEEDWARR
Recvd: 12/15/15 13:01 2 pgs
Fees:13.00 Taxes:1998.00
20151215-0126007

AMY C. SCHLEIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th day of December, 2015

Notary Public

My Commission Expires: 9-11-17 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
LAURA KATHRINE WOOD	New Owner	130-07-0
(NAME)	(NAME)	
4405 Harding Place		026.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **BLUE MOUNTAIN HOMES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LAURA KATHERINE WOOD, UNMARRIED** hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee 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 BLUE MOUNTAIN HOMES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, by Deed from FIRST AMERICAN NATIONAL BANK, SUCCESSOR TRUSTTEE OF JAMISON RICHTER GORRELL, 1992 VESTED TRUST, of record in Instrument No. 20150504-0040473, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this *property; and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.*

BEING unimproved ☐
Improved ☒ property known as: **4405 Harding Place, Nashville, TN, 37205.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors and assigns, against the lawful claims of all persons whomsoever. 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 WHEREOF, its hands, this 11th day of December, 2015

BLUE MOUNTAIN HOMES, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

BY:_____
GREGORY S. OWEN, MANAGING MEMBER

STATE OF ~~Tennessee~~ California
COUNTY OF ~~Davidson~~ Solano

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **GREGORY S. OWEN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the MANAGING MEMBER of **BLUE MOUNTAIN HOMES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,** the within named bargainor(s), and that he as such MANAGING MEMBER, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the LIMITED LIABILITY COMPANY by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of December, 2015.

My Commission Expires: Michelle Panizza
Notary Public

