BILL GARRETT, Davidson County
Trans:T20160018492 DEEDWARR
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Fees:18.00 Taxes:381.10
20160307-0021616

16-1-079

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 3 day of March, 2016 by and between Herman T. Richards, Jr. and Sandra K. Gomes, hereinafter referred to as GRANTOR, and Blue Mountain 401K Trust, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being Lot Nos. 140 and 141 on the plan of Haynie's Oriental Subdivision as of record in Book 161, pages 26 and 27, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 140 fronts 100 feet on the northerly side of Queen Street, and runs back between parallel lines 140 feet to an alley.

Said Lot No. 141 fronts 129 feet on the northerly side of Queen Street and runs back , in a northerly direction on the east side with the west line of Lot No. 140, 140 feet to an alley ; and on the west side, with the easterly margin of an alley, in a northeasterly direction to said alley in the rear.

Being the same property conveyed to H.T. Richards and wife, Ivy C. Richards by Installment Deed from William Humphrey Richards and wife, Olga D. Richards, dated November 7, 1945, recorded November 7, 1945, of record in Book 1336, page 232, Register's Office for Davidson County, Tennessee. The said Ivy C. Richards having since died in 1947, and the property vested in H.T. Richards as surviving tenant by the entireties.

The said H.T. Richards (Humphrey T. Richards) having since died on May 15, 1966. The Will of Humphrey T. Richards was probated on June 3, 1966, in the Davidson County, Tennessee Probate Court case number 49288. In said Will of Humphrey T. Richards, life estates were given to Herman T. Richards and wife Ann Pearl Richards. The said Herman T. Richards (aka Herman T. Richards, Sr.) having since died on July 11, 1994 and Ann Pearl Richards having since died on March 13, 2015. By probated Will of Humphrey T. Richards (Probate number 49288) the property is vested in Sandra Kay Richards and Herman T. Richards, Jr. The said Sandra Kay Richards is now known as Sandra K. Gomes.

This is [x]improved [ ]unimproved property known as: 107 Queen Avenue, Nashville, TN 37207

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Herman T. Richards, Jr.

X _____
Sandra K. Gomes

INDIVIDUAL
STATE OF _____
COUNTY OF _____

Personally appeared before me, a Notary Public of said county and state, Sandra K. Gomes, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this __ day of March, 2016.

_____
Notary Public

My Commission Expires:_____

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Herman T. Richards, Jr., to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 3 day of March, 2016.

_____
Notary Public

My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Blue Mountain 401K Trust
2054 Belmont Circle,
Franklin, TN 37069

Send Tax Statements to:
Blue Mountain 401K Trust
2054 Belmont Circle,
Franklin, TN 37069

Map & Parcels: 071030128.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $103,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me, a Notary Public, this 3rd day of March, 2016.

_____
Notary Public

My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
16-1-079

X Sandra K. Gomes
Sandra K. Gomes

INDIVIDUAL
STATE OF Pennsylvania
COUNTY OF Mifflin

Personally appeared before me, a Notary Public of said county and state, Sandra K. Gomes, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 2nd day of March, 2016.

Ellen M. Ammon
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Ellen M. Ammon, Notary Public
Lewistown Boro, Mifflin County
My Commission Expires Feb. 25, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

My Commission Expires: February 25, 2018

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Herman T. Richards, Jr., to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this __ day of March, 2016.

_____
Notary Public

My Commission Expires:_____

Name and Address of Property Owner:
Blue Mountain 401K Trust
2054 Belmont Circle,
Franklin, TN 37069

Send Tax Statements to:
Blue Mountain 401K Trust
2054 Belmont Circle,
Franklin, TN 37069

Map & Parcels: 071030128.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $103,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me, a Notary Public, this 3rd day of March, 2016.

_____
Notary Public

My Commission Expires: _____
RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
16-1-079

ORT Form 3956 (Rev. 1/22/07)