WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160102139 DEEDWARR
Recvd: 11/18/16 10:24 2 pgs
Fees:13.00 Taxes:1193.49
20161118-0121764

P-KW-16-1006-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,565.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrew Ecker	**Caliber Home Loans, Inc.**	
(NAME)	(NAME)	
1006 Iverson Ave	**3701 Regent Boulevard, Suite 180**	**072-02-0-011.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216-3014	**Irving, TX 75063**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BLUE MOUNTAIN HOMES, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW ECKER, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 75 on the Plan of Maynor Place of record in Plat Book 843, Page 24, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Blue Mountain Homes, LLC by Warranty deed from Arthur D. Henderson, III and wife, Catherine P. Henderson of record in Instrument No. 20150401-0028071 Register's Office for Davidson County, Tennessee, dated March 30, 2015 and recorded on April 01, 2015.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 843, Page 24, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1006 Iverson Ave, Nashville, Tennessee 37216-3014**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs 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 my/our hand(s) this the 14th DAY OF NOVEMBER, 2016.

Blue Mountain Homes, LLC

BY: _____
Steven Brown
Authorized Agent of Blue Mountain Enterprises, LLC, Manager of Blue Mountain Homes, LLC

STATE OF California
COUNTY OF Solano

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven Brown, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Authorized Agent of Blue Mountain Homes, LLC, the within named bargainor, a limited liability company, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained. **Blue Mountain Enterprises, LLC, Manager of Blue Mountain Homes, LLC

Witness my hand and official seal, this the 14th day of November, 2016.

_____
Notary Public

My Commission Expires: 2/14/18

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

KARRON M. VASQUEZ
Commission # 2057902
Notary Public - California
Solano County
My Comm. Expires Feb 14, 2018