WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $167,100

Affiant

Subscribed and sworn to me on 02/28/20.

NOTARY PUBLIC
My Commission Expires: 1-3-22

Karen Johnson Davidson County
Batch# 368210 DEEDWARR
03/05/2020 03:19:04 PM 2 pgs
Fees: $13.00 Taxes: $618.27

20200305-0025124

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Blue Mountain Investment Group LLC, 444 Metroplex Dr. Nashville, TN 37211	New Owner	090-16-0-138.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Salvatore Dominianni, a married man, hereinafter called "**GRANTOR**," has bargained and sold, and by these presents does transfer and convey unto Blue Mountain Investment Group, LLC, a Tennessee limited liability company, hereinafter called "**GRANTEE**," its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 320, as shown on the Plat of Charlotte Park, Section Eleven, of record in Plat Book 2900, Page 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Salvatore J. Dominianni, a married man by Warranty Deed from Joel D. Harris and Randall K. Harris, Heirs-at-Law of James Oren Harris, Jr., dated May 13, 2011 and recorded May 17, 2011, of record in Instrument No. 20110517-0037782, Reister's Office for Davidson County, Tennessee.
>
> Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.
>
> This is improved property known as 533 River Rouge Dr, Nashville, Tennessee 37209.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his/ her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE they 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 GRANTOR does further covenant and bind themselves, their heirs and assigns, 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.

Return to:
Rudy Title and Escrow, LLC
[illegible] 21st Avenue South
[illegible]ville, TN 37212
BLUE 20533

Witness our hands on 02/28/20.

Salvatore Dominianni

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 02/28/20, before me personally appeared Salvatore Dominianni and , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 02/28/20

NOTARY PUBLIC

My Commission Expires: 10/2/23

