WARRANTY DEED

SYDNEY GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

J-BLUE-20-1268

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-23

Karen Johnson Davidson County
Batch# 381378 DEEDWARR
04/03/2020 08:46:54 AM 2 pgs
Fees: $13.00 Taxes: $536.50

20200403-0035808

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:	
Revision Homes, LLC **Blue Mountain Investment Group, LLC**	**New Owner**	
(NAME) **P.O. Box 1828**	(NAME)	**086-07-0-103.00**
(ADDRESS) **Goodlettsville, TN 37070**	(ADDRESS)	
(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, **DENISE LYNN BISCHOFF, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REVISION HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY WITH A 50% UNDIVIDED INTEREST AND BLUE MOUNTAIN INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, WITH A 50% UNDIVIDED INTEREST,** 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. 90 on the Plan of Phase II, Jackson's Retreat, of record in Plat Book 5200, Page 673, 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 Buford Hershel Shutt, unmarried by Warranty deed from Roger Hailey and wife, Shaunna Hailey of record in Book 6796, page 691, Register's Office for Davidson County, Tennessee, dated November 20, 1992 and recorded on November 25, 1992.

Being the same property conveyed to Denise Lynn Barney Griggs by Quitclaim deed from Buford Hershel Shutt of record in Book 9946, page 15, Register's Office for Davidson County, Tennessee, dated January 17, 1996 and recorded on February 13, 1996.

**The said Denise Lynn Barney Griggs is now known as Denise Lynn Bischoff.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 673, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5741, Page 360, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter of Jackson's Retreat Homeowner's Association of record in Book 5745, Page 283, in the Register's Office for Davidson County, Tennessee.
- By-Laws for Jackson's Retreat Homeowner's Association of record in Book 5745, Page 294, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6176, Page 939, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1268 Jacksons Hill Road, Hermitage, Tennessee 37076**.

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 31st DAY OF MARCH, 2020.

Denise Lynn Bischoff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DENISE LYNN BISCHOFF, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of March, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

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