WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J-SB-BMI-20-2160

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)
Blue Mountain Investment Group, LLC **Revision Homes, LLC**	**New Owner**	
(NAME) **P.O. Box 1828**	(NAME)	**84-14-44.00**
(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, **THOMAS RAY SMITH, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BLUE MOUNTAIN INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND REVISION HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 part of Lot No. 67 on the Plan of Donelson Meadows, Section Two, of record in Plat Book 2133, Pages 100 and 101, Register's Office for said County.

Said part of Lot No. 67 fronts 80 feet on the northeasterly side of Brookview Drive and runs back 218.9 feet on the northerly line and 230 feet on the southerly line to a dead line in the rear measuring 80.9 feet thereon.

Being the same property conveyed to Thomas Ray Smith by Warranty Deed from Gary Hart and wife, Claire Hart, recorded September 3, 1986 in Book 6967, Page 946, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 2133, Pages 100 and 101, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenants, conditions or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

- Subject to 2021 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2160 Brookview Drive, Nashville, Tennessee 37214**.

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.

Karen Johnson Davidson County
Batch# 525905 **DEEDWARR**
12/07/2020 04:04:25 PM 2 pgs
Fees: $13.00 Taxes: $703.00

20201207-0141906

Witness my/our hand(s) this the 6th DAY OF NOVEMBER, 2020.

Thomas Ray Smith

STATE OF Tennessee
COUNTY OF Fentress

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS RAY SMITH, 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 6th of November, 2020.

Notary Public
My Commission Expires: 3-15-2021
(SEAL)

SHARON B. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
FENTRESS COUNTY

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