WARRANTY DEED

Karen Johnson Davidson County
Batch# 600118 DEEDWARR
03/25/2021 09:52:58 AM 2 pgs
Fees: $13.00 Taxes: $1,280.20

20210325-0039248

J-SB-CR-21-2160

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $346,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/28/23

(AFFIX SEAL)

TRACI PULLEY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

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)
Joshua Timothy Barker	First Bank	
(NAME)	(NAME)	**084-14-0-044.00**
2160 Brookview Dr	722 Columbia Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Franklin TN 37064	
(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 INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND AND REVISION HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSHUA TIMOTHY BARKER, AN UNMARRIED MAN,** 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. 67 on the Plan of Section Two, Donelson Meadows of record in Plat Book 2133, Page 100 and 101, in the Register's Office for Davidson 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 Blue Mountain Investment Group, LLC, a Tennessee Limited liability Company and Revision Homes, LLC, a Tennessee limited liability company by Warranty deed from Thomas Ray Smith, unmarried of record in Instrument No. 20201207-0141906 Register's Office for Davidson County, Tennessee, dated November 06, 2020 and recorded on December 07, 2020.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 100 and 101, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 2283, Page 361, in the Register's Office for Davidson County, Tennessee.
- Easement (s) to Metropolitan Government of Nashville of record in Book 4925, Page 47, in the Register's Office for Davidson County, Tennessee.
- Water Easement of record in Book 2282, Page 104, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2160 Brookview Dr, 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.

Witness my/our hand(s) this the 24th DAY OF MARCH, 2021.

Blue Mountain Investment Group, LLC, a Tennessee Limited liability Company and

BY:_____
John Gleaves
Authorized Agent

Revision Homes, LLC, a Tennessee limited liability company

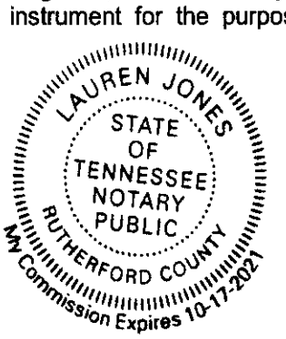
BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of BLUE MOUNTAIN INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th of March, 2021.

_____
Notary Public
My Commission Expires: 10.17.21
(SEAL)

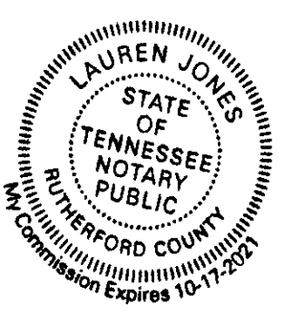


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of REVISION HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th of March, 2021.

_____
Notary Public
My Commission Expires: 10.17.21
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212