WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170002773 DEEDWARR
Recvd: 01/11/17 09:58 2 pgs
Fees:13.00 Taxes:1341.62
20170111-0003090

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $362,600.00.

Affiant

Subscribed and sworn to me on January 6, 2017.

NOTARY PUBLIC

My Commission Expires:

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY:
Patrick Poole
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30026SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Mitchell Blom and Nicole Blom 912 Ireland Street Nashville, TN 37208	new owner	082-13-0B-009.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John Robert Pfeiffer, unmarried, hereinafter called **"GRANTOR,"** have bargained and sold, and by these presents does transfer and convey unto Mitchell Blom and wife, Nicole Blom, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 9 on the Plan of Ireland 28 Condominiums, also known as Ireland Street 28, a Horizontal Property Regime, according to a Master Deed of record in Instrument No. 20040416-0043331 and as amended in Instrument No. 20040429-0048695, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more particular description.

Being the same property conveyed to John Robert Pfeiffer, by Warranty Deed from Ajay Gupta, dated June 29, 2007 and recorded on July 2, 2007, of record in Instrument No. 20070702-0079075, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County taxes which have been prorated by the parties and assumed by the Grantees.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plan recorded in Exhibit "A" of Instrument No. 20040429-0048695 (amended), Exhibit "A" of Instrument No. 20040416-0043331 and Instrument No. 20040405-0037953, but deleting any covenant, condition 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).
3. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 9183, Page 130, Book 11625, Page 280, Instrument No. 20020425-

0051069, Ordinance in Instrument No. 20130903-0092714 and Ordinance in Instrument No. 20130903-0092717, but deleting any covenants, condition 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).

4. Charter of Condominium Association recorded in Instrument No. 20040414-0041924, Register's Office for Davidson County, Tennessee.
5. Conditions, Covenants, Reservations, Requirements, Restrictions, Options, burdens, agreements, undertakings, assessments and other provisions, contained in or Incorporated by reference into the Master Deed establishing Ireland 28 Condominiums, of record in Instrument No. 20040416-0043331, as amended by Instrument of record in Instrument No. 20040429-0048695; also subject to easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
6. 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.

This property is also known as improved property located at 912 Ireland Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that 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 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 hand this 6th day of January, 2017.

John Robert Pfeiffer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared John Robert Pfeiffer to me known (or proved to me on the basis of satisfactory evidence) to be the person described in 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 January 6, 2017.

NOTARY PUBLIC

My Commission Expires: 7-3-2016

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE