WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/8/18
(AFFIX SEAL)

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

P-BR-16-03049-T

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)
Daphney L. Collins	Citizens Savings Bank & Trust	
(NAME)	(NAME)	**173-08-0A-12.00-CO**
3049 Bluffhollow Gap	1917 Heiman St.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37208	
(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, **MITCHELL BLOM AND NICOLE BLOM, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAPHNEY L. COLLINS, A SINGLE PERSON,** 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. 102, on the Plan of Section Four, Deer Valley, "Cluster Lot Subdivision", of record in Instrument No. 20061012-0126729, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mitchell Blom and wife, Nicole Blom by Warranty deed from Sherri Rakestraw and Stuart W. Rakestraw, wife and husband of record in Instrument No. 20160216-0014202 Register's Office for Davidson County, Tennessee, dated February 12, 2016 and recorded on February 16, 2016.

This conveyance is subject to:
- All matters shown on Plan of record in Instrument No. 20061012-0126729;
- Covenants, Conditions and Restrictions of record in Instrument No. 20021212-0153693;
- HOA Charter of record in Instrument No. 20021212-0153692 and Articles of Merger of record in Instrument No. 20070807-0093758;
- Quitclaim Deed of common area of record in Instrument No. 20040224-0020945;
- Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument Nos. 20001205-0119205, 20020627-0077608, and 20001205-0119206;
- Stormwater Detention Agreement of record in Instrument Nos. 20010503-0045314 and 20020627-0077608, Register's Office for DavidsonCounty, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3049 Bluffhollow Gap , Antioch, Tennessee 37013**.

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.

BILL GARRETT, Davidson County
Trans:T20170002881 DEEDWARR
Recvd: 01/11/17 13:24 2 pgs
Fees:13.00 Taxes:906.50
20170111-0003261

Witness my/our hand(s) this the 6th DAY OF JANUARY, 2017.

Mitchell Blom

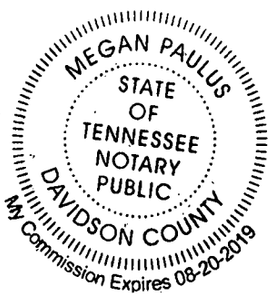
Nicole Blom

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MITCHELL BLOM AND NICOLE BLOM, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of January, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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