Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 208-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20170050195 DEEDWARR
Recvd: 06/13/17 08:49 2 pgs
Fees:13.00 Taxes:684.50
20170613-0058965

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $185,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of June, 2017.

Notary Public

My commission expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
311 12th Avenue South, Nashville, TN 37203

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Blue Gates, LLC	**Blue Gates, LLC**	**175-06-0A-155.00-CO**
5116 Preserve Blvd	**845 Marina Blvd**	
Antioch, TN 37013	**San Francisco, CA 94123**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Michael Adrian Collazo, a married man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Blue Gates, LLC, a Tennessee limited liability company

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 111 (One Hundred Eleven) on the Plan of Final Plat Phase One, Section Two, The Preserve at Old Hickory "Cluster Lot Subdivision" of record in Plat at Instrument No. 20061031-0135248, 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 Michael Adrian Collazo, a single man, by Warranty Deed from Ethan M. O'Connor and wife, Amanda L. O'Connor of record in Instrument No. 20140805-0070269, in the Register's Office for Davidson County, Tennessee.

Cassie Collazo, spouse of Michael Adrian Collazo, joins in this conveyance to convey any interest she may have in the subject property, particularly any marital interest.

This is improved property known as 5116 Preserve Blvd, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on the Plan of record at Instrument No. 20061031-0135248 in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 7th day of June, 2017.

Michael Adrian Collazo

Cassie Collazo by Michael Collazo, her attorney in fact.
Cassie Collazo by Michael Collazo,
her attorney in fact.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Michael Adrian Collazo, individually and as attorney in fact for Cassie Collazo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, individually and as the free act and deed of the said Cassie Collazo.

Witness my hand and official seal this 7th day of June, 2017.

Notary Public
My Commission Expires: 6.4.20

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SolomonParks File No. 817079