WARRANTY DEED

BILL GARRETT, Davidson County

Trans:T20140061176 DEEDWARR
Recvd: 08/19/14 11:21 2 pgs
Fees:13.00 Taxes:218.30

20140819-0075147

Y-TC-14-2201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,000.00.

Cadasta Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 5/22/17

(AFFIX SEAL) LISA FINLEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON 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)
Commodore Holdings, LLC, a Tennessee Limited Liability Company	New Owner	
(NAME)	(NAME)	**119-01-0-138.00**
2201 Wickson Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **VAL DIKHTYAR AND WIFE, LIYA DIKHTYAR,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **COMMODORE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), their heirs 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. 65 on the Plan of G.P. Rose Property of record in Plat Book 547, Page 74, in the Register's Office for Davidson County, Tennessee.

Included in the above description but excluded from this conveyance is the following tract of land conveyed to The Metropolitan Government of Nashville and Davidson County, Tennessee by Deed of record in Book 8635, page 264, said Register's Office, described as follows:

Beginning at a point of intersection of the existing southerly right of way line of Glenrose Avenue and the existing westerly right of way line of Wickson Avenue; thence S 03 deg. 41' 01" W, a distance of 21.24 feet along the existing westerly right of way line of Wickson Avenue to a point of curvature; thence northwesterly in a curve concave to the southwest having a radius of 20 feet a distance of 32.62 feet to a point of tangency; thence S 89 deg. 45' 41" E a distance of 21.24 feet along the existing southerly right of way line of Glenrose Avenue to the point of beginning, said tract containing, 0.002 acres, more or less.

Being the same property conveyed to Val Dikhtyar and wife, Liya Dikhtyar by deed from Guy T. Wright and Shirley C. Wright, Trustees, or their successors in trust under the revocable Wright Living Trust, dated January 17, 2001 of record in Instrument No. 20021115-0141518 Register's Office for Davidson County, Tennessee, dated March 13, 2002 and recorded on November 15, 2002.

This conveyance is subject to:
- Taxes for the year 2014.
- Plat Book 547, Page 74, Register's Office for Davidson County, Tennessee.
- Temporary Construction Easement of record in Book 8635, Page 264, 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: **2201 Wickson Avenue , Nashville, Tennessee 37210**.

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 15th DAY OF AUGUST, 2014.

Val Dikhtyar

Liya Dikhtyar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VAL DIKHTYAR, 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 15th of August, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LIYA DIKHTYAR, 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 15th of August, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

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