NEW OWNER:

Lindsay Key
2201 Wickson Avenue
Nashville, TN 37210

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

FJM BANK
50 FRANKLIN ST.
CLARKSVILLE, TN 37040

Map 119 Group 01-0 Parcel 138.00 P/O

FILE NO: 15-0809

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150071625 DEEDWARR
Recvd: 08/24/15 15:36 2 pgs
Fees:13.00 Taxes:961.63
20150824-0085401

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Fifty-Nine Thousand Nine Hundred and 00/100 Dollars ($259,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **COMMODORE HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **LINDSAY KEY, SINGLE WOMAN** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A on the plan of 2201 Wickson Condominiums, of record in Instrument No. 20141219-0116316, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING part of the same property conveyed to Commodore Holdings, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Val Dikhtyar and wife, Liya Dikhtyar, dated August 15, 2014, and of record in Instrument No. 20140819-0075147, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2201 Wickson Avenue, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 19th day of **August, 2015**.

COMMODORE HOLDINGS, LLC

By: Frank E Neal IV

Frank E. Neal, IV, Authorized Member

By: _____

Brandon Bubis, Authorized Member

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Frank E. Neal, IV and Brandon Bubis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they are Members of COMMODORE HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within-named bargainor, and as such authorized officers, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 19th day of **August, 2015**.

JESSICA N. BROOKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Jessica N. Brooks

NOTARY PUBLIC

My commission expires: 6-13-17

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The actual consideration or value, whichever is greater, for this transfer is $ **259,900.00** .

Kristen Booth

AFFIANT

Sworn to and subscribed to before me this 19TH day of ~~August~~, **2015**.

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017

NOTARY PUBLIC

My commission expires: 7-3-17