NEW OWNER:

Arica Tasker
Ryan Tasker
315 Glenrose Avenue
Nashville, TN 37210

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

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

FILE NO: 15-1046

Map 119 Group 01-0-B Parcel 002.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150103907 DEEDWARR
Recvd: 12/09/15 09:29 3 pgs
Fees:18.00 Taxes:1087.80
20151209-0123787

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Ninety-Four Thousand and 00/100 Dollars ($294,000.00)** 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 **RYAN A. TASKER and ARICA L. TASKER, husband and wife** ("Grantees"), their 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 Units B on the Plan of 2201 Wickson Condominiums, and 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 Instrument No. 20140819-0075147, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 315 Glenrose Avenue, Nashville, Tennessee 37210.

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

GRANTOR covenants with said Grantees 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 7th day of **December, 2015**.

COMMODORE HOLDINGS, LLC

BY: _____
Brandon M. Bubis, Member

BY: Frank E Neal IV
Frank E. Neal, IV, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, BRANDON M. BUBIS AND FRANK E. NEAL, IV, 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, the within named bargainor, and as such authorized Members, being given the authority to so do, executed the within instrument for the purposes therein contained on behalf of the company.

WITNESS my hand and official seal at office this 7th ~~day of~~ **December, 2015**.

_____
NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **294,000.00** .

AFFIANT

Sworn to and subscribed to before me this 7th day of **December, 2015**.

NOTARY PUBLIC

My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY