NEW OWNER:

Commodore Holdings, LLC
116 Century Oak Drive
Franklin, TN 37069

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: 15-1175

Map 105 Group 11-0 Parcel 245.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150104342 DEEDWARR
Recvd: 12/10/15 10:15 2 pgs
Fees:13.00 Taxes:518.00
20151210-0124261

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Forty Thousand and 00/100 Dollars ($140,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **BRANDON BUBIS** ("Grantor"), has this day bargained and sold and by these presents does hereby transfer and convey unto **COMMODORE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantee"), its 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 Lot No. A-1 on the unrecorded plan of the Frank St. Charles Property described according to a survey of John Kohl dated March 21, 1967, as follows:

BEGINNING at a point on the westerly margin of Bransford (formerly Melrose or Norton) Avenue, said point being 218 feet South of the point where the westerly margin of Bransford Avenue intersects the southerly margin of Wedgewood Avenue; Thence, westwardly 145.2 feet to a point; Thence, southwardly 65 feet to a point; Thence, eastwardly 153.8 feet to a point on the westerly margin of Bransford Avenue; Thence, northwardly along the curved westerly margin of Bransford Avenue, 67 feet more or less to the point of beginning.

BEING all of the same property conveyed to Brandon Bubis by Warranty Deed from Jon G. English dated May 29, 2015 and of record in Instrument No. 20150617-0057738, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1907 Bransford Avenue, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its 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 4th day of **December, 2015**.

BRANDON BUBIS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, BRANDON BUBIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

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 $ **140,000.00** .

AFFIANT

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

NOTARY PUBLIC

My commission expires: 6-13-17

JESSICA N. BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY