This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 152314TN

BILL GARRETT, Davidson County
Trans:T20150107377 DEEDWARR
Recvd: 12/21/15 10:16 2 pgs
Fees:13.00 Taxes:147.63
20151221-0127795

NEW OWNER:
Commodore Holdings, LLC
309 Wimpole Drive
Nashville, TN 37211

SEND TAX BILL TO:
Commodore Holdings, LLC
1116 Century Oak Dr.
Franklin, TN 37069

MAP & PARCEL:
119-4-16.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mohammad Anwar and Marijhan Anwar** , hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Commodore Holdings, LLC** hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Glencliff Estates, Section IV, of record in Book 1035, page 79, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mohammad Anwar and Marijhan Anwar from Sandra Yuvonne Laws, a married person, by deed dated 09/13/2013, filed for record 09/16/2013 in Instrument No. 201309160097069, the Register's Office for Davidson County, Tennessee

SUBJECT TO THE FOLLOWING:

1. 2016 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his/her heirs and assigns, forever;

AND **Mohammad Anwar and Marijhan Anwar** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Mohammad Anwar and Marijhan Anwar** further covenant and bind their heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **309 Wimpole Drive, Nashville, TN 37211**.

Executed on this 18th day of December, 2015

Mohammad Anwar

MARIJHN

Marijhan Anwar

STATE OF TENNESSEE
COUNTY OF Davidsn

Personally appeared before me, the undersigned Notary Public of said County and State, **Mohammad Anwar and Marijhan Anwar**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **they** executed the within instrument for the purposes therein contained. husband + wife

Witness my hand this 18th day of December, 2015.

Notary Public

My Commission Expires: 1-8-19

TISHA C BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $39,900.00.

Affiant

ANNE-MARIE ENGLISH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Sworn to and subscribed to me, the undersigned, this 18th day of December, 2015.

Notary Public

My Commission Expires: 12-17-18