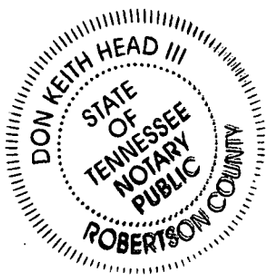
WARRANTY DEED



BILL GARRETT, Davidson County
Trans:T20160024335 DEEDWARR
Recvd: 03/28/16 09:19 2 pgs
Fees:13.00 Taxes:1250.60
20160328-0028351

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,000.00

Valeria A Patton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of March, 2016

Notary Public

MY COMMISSION EXPIRES: 7/30/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Valeria A. Patton, an unmarried woman	CMG Mortgage, Inc.	072 092 B 002 00 CO
(NAME)	(NAME)	
937B Spain Ave.	3160 Crow Canyon Rd., Ste. 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20160308

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Commodore Rentals, LLC, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Valeria A. Patton, an unmarried woman, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Unit B, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Homes at 937 Spain Avenue, a condominium apartment established pursuant to the provisions of the Tennessee " Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed and By Laws appended thereto, establishing a Horizontal Property Regime with Private Elements of Homes at 937 Spain Avenue, which is of record in Instrument No. 20150825-0085738, Register's Office for Davidson County, Tennessee; to which record reference is hereby made for a more particular description thereof.

Being a portion of the same property conveyed to Commodore Rentals, LLC by Warranty Deed from Joyce H Cunningham, an unmarried woman, dated August 5, 2015 and filed of record in Instrument No. 20150807-0079076, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
The premises described herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed and By Laws appended thereto, establishing a Horizontal Property Regime of Homes at 937 Spain Avenue, of record in Instrument No. 20150825-0085738, said Register's Office.

Subject to Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 7778, Page 259, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 937B Spain Ave., Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 24th day of March, 2016

Commodore Rentals, LLC

By: Richard A. Isaacson, Chief Manager

STATE OF Tennessee)
County OF Sumner)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Richard A. Isaacson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager (or other officer authorized to execute the instrument) of Commodore Rentals, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Chief Manager (or other authorized officer).

Witness my hand, at office, this 24th of March, 2016.

Lori M Parrish

Notary Public
My Commission Expires: 4.24.18

