NEW OWNER:

Adam H. Holthouse
1907 A Bransford Avenue
Nashville, TN 37204

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: 16-0938

Map 105 Group 11-0 Parcel 245.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160099164 DEEDWARR
Recvd: 11/09/16 10:53 3 pgs
Fees:18.00 Taxes:1609.13
20161109-0118516

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Thirty-Four Thousand Nine Hundred and 00/100 Dollars** (**$434,900.00**) cash in hand paid, the receipt of which is hereby acknowledged, **COMMODORE HOLDINGS, LLC**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **ADAM H. HOLTHOUSE, A SINGLE MAN** ("Grantee"), his 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:

A certain parcel of land located in Davidson County, Tennessee, being Unit A of 1907 Bransford Avenue, a Planned Unit Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions / Master Deed establishing he Plan of 1907 Bransford Avenue of record in Instrument No. 20151210-0124262, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said Unit being depicted on Exhibit B to said Declaration of Covenants, Conditions and Restrictions / Master Deed ; together with a percentage interest in the

common elements and voting percentage as set forth in said Declaration of Covenants, Conditions and Restrictions / Master Deed.

BEING part of the same property conveyed to Commodore Holdings, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Brandon Bubis, dated December 7, 2015, and of record in Instrument No. 20151210-0124261, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1907 A 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, his 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 3rd day of **November, 2016**.

COMMODORE HOLDINGS, LLC

BY: _____ Member

Brandon Bubis, 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 Bubis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **he** is **Member** of, **Commodore Holdings, LLC** the within-named bargainor, and as such authorized officer, 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 3rd day of **November, 2016**.

_____

NOTARY PUBLIC

My commission expires: 9-8-2020

BRITTANY T. DUCAS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **434,900.00** .

Shannon Lisby
AFFIANT

Sworn to and subscribed to before me this 3rd day of **November, 2016**.

April G Nichols
NOTARY PUBLIC

My commission expires: 6-30-2019

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY