WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2017.

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Steven P. Disser
Attorney at Law
GREATER NASHVILLE TITLE
& CLOSING COMPANY
200 Madison St.
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kalpana B. Rajpura, Trustee of the Jennifer B. Rajpura Residence Trust	Same	104024b13100
(NAME) 5113 Walnut Park Dr.	(NAME)	BILL GARRETT, Davidson County
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	Trans:T20170027777 DEEDWARR Recvd: 04/03/17 11:12 2 pgs Fees:13.00 Taxes:943.50
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20170403-0032138

FOR AND 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, I, Commodore Rentals, LLC., HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kalpana B. Rajpura, Trustee of the Jennifer B. Rajpura Residence Trust , HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING unit No. 131 of Bristol West End, a condominium development established pursuant to the provisions 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 Master Deed establishing Bristol West End, a condominium development, of record as Instrument No. 20070503-0053313 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 "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage set forth in Exhibit "D" to said Master Deed, as amended in Instrument Nos. 20070629-0077729, 20081016-0104201, 20101130-0095113, 20151228-0130187, and 20170316-0025728 said Register's Office.

Being the same property conveyed to Commodore Rentals, LLC by Warranty Deed from Stephen Richard Andresen and Graciela Vazquez Andresen, a married couple Recorded on the 12th Day of June, 2012 in Instrument No. 20120612-0051150, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2017 and subsequent years; further subject to all matters set forth on the Plan of Bristol West End of record in Instrument No. 20060801-0093560; Covenants, Conditions and Restrictions of record in Instrument No. 20050105-0001970; and all provisions and requirements set forth in the Master Deed of Record in Instrument No. 20070503-0053313; amended in Instrument No. 20070629-0077729, 20081016-0104201, 20101130-0095113, 20151228-0130187, and 20170316-0025728; Easements of record in Instrument No. 20040615-0070569 and 20060320-0031877 re-recorded in Instrument No. 20060405-0039176, 20050603-0062976 and any and all other existing easements and restrictions as shown of record.

Parking space #2 and storage space #8 are assigned to unit 131 per the Master Deed Amendments of Record.

unimproved ☐

This is improved ☑ property, known as 3000 Vanderbilt Pl., 131, Nashville, TN 37212
(House Number) (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 GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE that we 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 we do further covenant and bind ourselves,

our, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 31st day of March, 2017.

Commodore Rentals, LLC.

X _____

Richard A. Isaacson, Chief Manager

STATE OF TENNESSEE

COUNTY OF ~~Davidson~~ Sumner

X

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Richard A. Isaacson, Chief Manager of Commodore Rentals, LLC as established under Article VIII, Section 8.2 of the Operating Agreement of Commodore Rentals, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Commodore Rentals, LLC by himself as Chief Manager.

Witness my hand and official seal at Gallatin, Tennessee, this the 31st day of March, 2017.

My Commission Expires: 4.24.18

Lori M Parrish

Notary Public

LORI M. PARRISH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115