WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 0128-38399

BILL GARRETT, Davidson County
Trans: T20170059563 DEEDWARR
Recvd: 07/12/17 11:50 2 pgs
Fees: 13.00 Taxes: 1146.63

20170712-0070085

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: April 15, 2019
(AFFIX SEAL)

NANCY L. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patrice Watson	Acopia LLC	072130n00200co
(NAME) 2437 Inga St.	(NAME) 306 Northcreek Blvd Suite 100	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Goodlettsville TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 Patrice D. Watson, an unmarried woman, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit "B" as established under the Declaration of Covenants, Conditions and Restrictions for Homes at 2437 Inga Street, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20160317-0025460, as recorded in the Register of Deeds Office for Davison County, Tennessee, to which reference is hereby made for a more comprehensive description, and that portion of the General Common Elements designated in such document for the exclusive use of said unit (limited common elements).

Being a portion of the property conveyed to Commodore Rentals, LLC. by Warranty Deed from Norma Jean Sisco, unmarried, of record as Instrument No. 20151030-0110852, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2017 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, OBLIGATIONS, AND ALL MATTERS SET FORTH ON THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HOMES AT 2437 INGA STREET, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NUMBER 20160317-0025460, ALSO SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, AND ALL MATTERS SET FORTH ON THE PLAN OF OF SPRINGDALE SUBDIVISION OF RECORD IN PLAT BOOK 974, PAGE 18, SAID REGISTER'S OFFICE, AND FURTHER SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS OF RECORD AFFECTING PROPERTY, IF ANY.

unimproved ☐

This is improved ☑ property, known as 2437 Inga St., Nashville, TN 37206
(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, her heirs and assigns forever; and do covenant with the said GRANTEE that 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 do further covenant and bind , heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs 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 7th day of July, 2017.

COMMODORE RENTALS, LLC.

Richard A. Isaacson
Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Richard A. Isaacson**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Chief Manager** of **Commodore Rentals, LLC.**, the within named bargainor, a limited liability company, and that he as such **Chief Manager** being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself as such **Chief Manager**.

WITNESS my hand and seal this 7th day of July, 2017.

My Commission Expires:
3/8/21

Notary Public,

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

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