Karen Y Johnson Davidson County
Batch# 143879 DEEDWARR
09/21/2018 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20180921-0093776

THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $349,900.00. Affiant Subscribed and sworn to before me, this 20th day of September, 2018. Notary Public My Commission Expires: 12-22-19

CHERYL M. RODGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Address New Owner As Follows:
Elvis P. Wilson and Victoria L. Radford
309A Wimpole Drive
Nashville, TN 37211

Send Tax Bills To:
NEW OWNER

Map-Parcel Number:
119-04-0A-002.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **COMMODORE HOLDINGS, LLC**, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ELVIS P. WILSON** and **VICTORIA L. RADFORD**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A, as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions Establishing the Horizontal Property Regime 309 Wimpole Drive Townhomes, which is a planned unit development, of record as Instrument No. 20170317-0026376, as amended by Instrument No. __20180921009377 4_____, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Commodore Holdings, LLC by deed from Mohammad Anwar and Marijhan Anwar, of record as Instrument No. 20151221-0127795, dated December 18, 2015, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2018 taxes, a lien not yet due and payable, which have been prorated and assumed by

Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1835, page 79, as amended by Instrument No. 20170914-0094058, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions Establishing the Horizontal Property Regime 309 Wimpole Drive Townhomes, of record as Instrument No. 20170317-0026376, as amended by Instrument No. 201809210093774, Register's Office for Davidson County, Tennessee.

4. Subject to any creek or branch running through or along the boundary line of subject property.

5. Easement for the flow of the water of Mill Creek and the rights of the public therein.

6. Rights of upper and lower riparian owners to the flow of the water of Mill Creek, free from diminution or pollution.

7. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Mill Creek.

8. Title to that portion of the subject property lying below the ordinary low water mark of Mill Creek.

9. Rights of others in and to the use of the common areas/elements.

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

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 Grantor covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, 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.

WITNESS my hand this 20th day of September, 2018.

COMMODORE HOLDINGS, LLC,
a Tennessee limited liability company

By: Frank E Neal IV
Frank E. Neal, IV, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FRANK E. NEAL, IV**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is **MANAGING MEMBER** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 20th day of September, 2018.

WILLIAM T. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 1, 2021

Notary Public

My Commission Expires: _____

746258.1/020180851

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

