Davidson County DEEDWARR
Recvd: 07/01/13 14:10 3 pgs
Fees:18.00 Taxes:259.00
20130701-0067666

WARRANTY DEED

This instrument prepared by information provided by the parties and without the benefit of a title search by the preparer.

File No.: ALW-13-528

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HYBRID PHOENIX HOLDINGS, LLC	NEW OWNER	091-09-194.01
(NAME)	(NAME)	
2008 8th Ave South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **SALOME SADLER, A WIDOW**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **HYBRID PHOENIX HOLDINGS, LLC**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being the southerly 60 feet of Lot No. 88 on the plan of T.M. Nall's Subdivision of Lots Nos. 18, 19, and 20 of the B.F. Cockrill Lands, as of record in Book 421, Page 63, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 88 fronts 60 feet on the easterly side of Nall Avenue (now known as Stevenson Street) and extends back between parallel lines 217.8 feet to a dead line.

Being the same property conveyed to Glenn C. Sadler and wife, Salome Sadler by Warranty Deed from John L. Uhlian, Jr. and wife, Elizabeth C. Uhlian, dated October 18, 1962, of record in Book 3458, Page 433, in the Register's Office for Davidson County, Tennessee.

The said Glenn C. Sadler having died on March 1, 1967.

Gary Sadler executed this instrument on behalf of Salome Sadler (also known as Salome F. Sadler), by virtue of that General Durable Power of Attorney recorded simultaneously herewith in Instrument Number 20130701-0067665, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 528 Stevenson St., Nashville, TN 37209

(House Number) (Street) (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 we do covenant with the said GRANTEE(S) 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(S), their 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/our hand(s) this 29th day of May, 2013.

Salome Sadler by Gary Sadler, Attorney in Fact
Salome Sadler
by Gary Sadler, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of May, 2013, before me personally appeared Gary Sadler to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Salome Sadler and who acknowledged he executed the same as the free act and deed of the said Salome Sadler.

Witness my hand and official seal, this the 29th day of May, 2013.

Notary Public
My Commission Expires: 10/18/16



RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE