THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
Mitchell Construction, LLC
3117 Lake Park Dr
Nashville, TN 37211

Send Tax Bills To:
SAME

Map & Parcel No.:
Part of 09109019401

Davidson County DEEDQC
Recvd: 08/21/13 14:47 3 pgs
Fees:17.00 Taxes:0.00
20130821-0088339

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **Hybrid Phoenix Holdings, LLC, a Tennessee limited liability company** ("Grantor") does hereby quitclaim and convey unto **Mitchell Construction, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all of its Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Unit A of The Plan of 528 Stevenson Townhomes, a Condominium with Private Elements, as shown on Exhibit "B" of 528 Stevenson Townhomes, of record in Instrument Number 20130816-0086465, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Hybrid Phoenix Holdings, LLC, from Glenn C. Sadler and wife, Salome Sadler, by deed on June 27, 2013, of record in Instrument Number 20130701-0067666, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 528A Stevenson Street, Nashville, TN 37205.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 20th day of August, 20 13.

Hybrid Phoenix Holdings, LLC

BY: _____

STATE OF Tennessee

COUNTY OF Davidson

On this 20th day of August, 2013, before me, appeared W. Yancy Lovelace, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Managing member of Hybrid Phoenix Holdings LLC and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said W. Yancy Lovelace acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 1-6-14

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $ -0-.

AFFIANT

Subscribed and sworn to before me, this 20th day of August, 2013.

NOTARY PUBLIC My Commission Expires: 1-6-14

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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