BILL GARRETT, Davidson County
Trans:T20130089332 DEEDWARR
Recvd: 10/17/13 08:35 8 pgs
Fees:43.00 Taxes:440.30
20131017-0108296

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00.

Bonnie K. Skipworth
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 2013.

Howard M. Skipworth
NOTARY PUBLIC

My Commission Expires: _____

HOWARD M. SKIPWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JAN 9, 2016

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Phoenix Property Holdings, LLC 2008 8th Avenue S. Nashville, TN 37204	SAME	048-00-0-100.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JAN B. MCMAHAN AND JON BERRY BRAGG JR., HEIRS AT LAW OF THE ESTATE OF GAIL SANDRA BENNETT, KAY LORRAINE POOLE, BEN CLEMENT HOOBERRY, JR., ROBERT CALVIN HOOBERRY, DEBRA ANN BURTON, STEVEN RANDALL HOOBERRY, PAMELA RENEE BINKLEY, WILLIAM MONROE HOOBERRY, JR., KAREN LORRAINE PATTERSON AND KATHY LYNN JOHNSON, ALL HEIRS OF THE ESTATE OF HELEN G. HOOBERRY

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

PHOENIX PROPERTY HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in the 13th, formerly the 23rd, Civil District of the Davidson County, Tennessee, described according to a survey made by C. J. Carney, Surveyor, March 20, 1961, as follows:

Beginning at Hogan's southwest corner on the south shoulder of Stevens Lane; thence with the westerly line of said Hogan property N 51° W 274 feet; thence N 40° W 183 feet; thence No 42° 30' W 332 feet to an 18 inch elm; thence

S 4° 30' E 524.6 feet to a point on the south shoulder of Stevens Lane; thence S 85° 30' E 516 feet to the beginning containing 2.82 acres more or less.

Being the same property conveyed to BEN C. HOOBERRY AND WIFE, HELEN ARCHIE HOOBERRY, by deed from ROY C. WILLIAMS AND WIFE, PEGGY WILLIAMS, of record in Book 3432, page 501, dated September 7, 1962, said Register's Office. The said Ben C. Hooberry having predeceased Helen Archie Hooberry on or about March 6, 1993. The said Helen Archie Hooberry having since died on or about January 30, 2012. The Will of Helen Archie Hooberry of record in Volume 13P-604 in the Seventh Circuit Probate Court of Davidson County, Tennessee, filed for muniment of title leaving her heirs as Gail Sandra Bennett, Kay Lorraine Poole, Ben Clement Hooberry, Jr., Robert Calvin Hooberry, Debra Ann Burton, Steven Randall Hooberry, Pamela Renee Binkley, William Monroe Hooberry Jr., Karen Lorraine Patterson and Kathy Lynn Johnson as evidenced in Affidavit of Inheritance of record as Instrument No. 20131017-0108293, said Register's Office. The said Gail Sandra Bennett having since died on August 30, 2013, leaving her heirs at law as Jan B. McMahan and Jon Berry Bragg, Jr. as evidenced in Affidavits of Heirship of record as Instrument No. 20131017-0108294 and as Instrument No. 20131017-0108295, said Register's Office.

This improved property is known as 3740 Steven Lane, Nashville, TN 37218.

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. We do covenant with said GRANTEES 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, 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 our hands this 30th day of September, 2013.

INTENTIONALLY LEFT BLANK
SIGNATURES AND NOTARY ACKNOWLEDGMENTS SEPARATE

Jan B. McMahan

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jan B. McMahan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of September, 2013.

Howard M. Skipworth
Notary Public

My commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires JAN. 9, 2016

Jon Berry Bragg Jr.
Jon Berry Bragg, Jr.

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jon Berry Bragg, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of September, 2013.

Howard M. Skipworth
Notary Public

My commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires JAN. 9, 2016

Kay Lorraine Poole

Kay Lorraine Poole

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kay Lorraine Poole, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of September, 2013.

Howard M. Skipworth

Notary Public

My commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires JAN 9, 2016

Ben Clement Hooberry Jr

Ben Clement Hooberry, Jr.

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Ben Clement Hooberry, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of September, 2013.

Howard M. Skipworth

Notary Public

My commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires JAN 9, 2016

Robert Calvin Hooberry

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Robert Calvin Hooberry, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of September, 2013.

Howard M. Skipworth
Notary Public

My commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2016

Debra Ann Burton
Debra Ann Burton

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Debra Ann Burton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of September, 2013

Howard M. Skipworth
Notary Public

My commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2016

Steven Randall Hooberry

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Steven Randall Hooberry, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of September, 2013

Howard M. Skipworth
Notary Public

My commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2016

Pamela Renee Binkley
Pamela Renee Binkley

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Pamela Renee Binkley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of September, 2013.

Howard M. Skipworth
Notary Public

My commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN 9, 2016

William Monroe Hooberry, Jr.

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, William Monroe Hooberry, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of September, 2013.

Howard M. Skipworth
Notary Public

My commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires JAN 9, 2016

Karen Lorraine Patterson
Karen Lorraine Patterson

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Karen Lorraine Patterson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of September, 2013.

Howard M. Skipworth
Notary Public

My commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires JAN 9, 2016

Kathy Lynn Johnson

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kathy Lynn Johnson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of September, 2013.

Howard M. Skipworth
Notary Public

My commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN 9, 2016