This Instrument Was Prepared By:
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Brentwood, TN 37027

Davidson County DEEDWARRSP
Recvd: 10/30/13 13:32 4 pgs
Fees:23.00 Taxes:1239.50
20131030-0112742

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made on October 29, 2013 by The Catholic Diocese of Nashville, as "Grantor," to Hybrid Phoenix Holdings, LLC, "Grantee."

Grantors, in consideration of $335,000.00, paid by Grantee to Grantors, the receipt of which is hereby acknowledged, do grant and convey to Grantee and Grantee's heirs and assigns forever, the following described property situated in the State of Tennessee:

Being a tract of land lying in the 34th District Davidson County, City of Forest Hills, Tennessee, and being Lot 264 of Section Two, Tynewood Estates, as recorded in Plat Book 2900, Page 90, Register's Office of Davidson County, Tennessee (RODC). Bounded on the west by the eastern Right of Way (ROW) (50' ROW) of Skymont Drive; bounded on the north by Lot 263 of said plat, being Sarah Heuer Ross and Richmond Ross as recorded in Instrument Number 20050630-0075665, RODC; bounded on the east by Lot 265 of said plat, being Hunter O. West and Jinanne M. West as recorded in Instrument Number 20060830-0107064, RODC; and bounded on the south by the northern ROW of Tynewood Drive (50' ROW). Tract being more particularly described as follows:

POINT OF BEGINNING being a set point lying on the northeast ROW intersection of said Skymont Drive and said Tynewood Drive; thence along said eastern ROW of Skymont Drive with the following: on a curve to the right having a length of 41.55 feet, a radius of 25.00 feet, a central angle of 95°14'01", a tangent of 27.39 feet, and having a chord bearing and distance of North 17°50'54" West 36.93 feet to a set point; thence on a curve to the right having a length of 135.03 feet, a radius of 538.30 feet, a central angle of 14°22'21", a tangent of 67.87 feet, and having a chord bearing and distance of North 36°57'17" East 134.68 feet to a set point; thence North 44°08'28" East 65.00 feet to a set point; thence on a curve to the left having a length of 29.00 feet, a radius of 626.60 feet, a central angle of an angle of 02°39'06", a tangent of 14.50 feet, and having a chord bearing and distance of North 42°48'55" East 29.00 feet to a found ½" iron rod; thence along the common line of said Lot 263 South 59°32'57" East 141.50 feet to a found concrete monument; thence along the common line of said Lot 265 South 04°10'13" East 201.99 feet to a set point; thence along said northern ROW of Tynewood Drive South 85°50'24" West 22.70 feet to a set point; thence on a curve to the right having a length of 183.20 feet, a radius of 365.80 feet, a central angle of an angle of 28°41'42", a tangent of 93.56 feet, and having a chord bearing and distance of North 79°48'45" West 181.29 feet to a set point; thence North 65°27'54" West 77.19 feet to the point of beginning.

Tract contains 53,461 square feet or 1.23 acres. Bearings based on magnetic north, June 14, 2012.

Being the same property conveyed to The Catholic Diocese of Nashville by Deed from Most Reverend David R. Choby, Bishop of the Catholic Diocese of Nashville, dated 06/18/2008 and filed for record on 06/27/2008 in Instrument 200806270066717, Register's Office for Davidson County, Tennessee.

Map & Parcel: 13113003600

This property is known as: 1608 Tynewood Dr., Nashville, TN 37215

Together with all the estate and rights of Grantors in the above-described premises.

Grantors covenant as follows:

1. That the premises are free from all encumbrances made by Grantors; and

2. That Grantors will warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, from, through, or under Grantors, but against none other.

This conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property, all matters of survey and taxes and assessments.

IN WITNESS, the Grantor this date has executed this Special Warranty Deed as The Catholic Diocese of Nashville, filed in Davidson County, Tennessee.

The Catholic Diocese of Nashville

By: William J Whalen / by Ronald B Deal Jr with permission
William Whalen, Chief Financial Officer

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Whalen, 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 the Chief Financial Officer and is authorized by The Catholic Diocese of Nashville to execute this instrument on behalf of The Catholic Diocese of Nashville.

WITNESS my hand and official seal this 29th day of October, 2013.

Mary L Linstrom
NOTARY PUBLIC

MARY L. LINSTROM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
May 5, 2015

My Commission Expires:

5-5-15

STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ **335,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me on this 29th day of October, 2013.

William Whaley by Ronald B Deal Jr. with permission
Affiant

(Seal)

Mary L Linstrom
Notary Public

MARY L. LINSTROM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires:

5.5.15

MY COMMISSION EXPIRES:
May 5, 2015

Grantee(s) Name, Address:	Send Tax Statement To:
Hybrid Phoenix Holdings, LLC	New Owner
2008 8th Ave S.	
Nashville, TN 37204	

True Copy Certification

I, Yvette Meldrum, 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 Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 10/17/16

