WARRANTY DEED

B-MC-13-528A

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Judith E. McDonough

Affiant

Subscribed and sworn to before me, this 19th DAY OF December, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC

2012 21st Avenue South

Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Judith E. McDonough	Magna Bank	
528 A Stevenson Street (ADDRESS)	P.O. Box 172207 (NAME) (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Memphis, TN 38187 (CITY) (STATE) (ZIP)	91-9-D-1.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MITCHELL CONSTRUCTION, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JUDITH E. MCDONOUGH, UNMARRIED, 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 UNIT A, 528 STEVENSON TOWNHOMES, AS SHOWN IN DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20131212-0125996, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING A PORTION OF THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM HYBRID PHOENIX HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY TO MITCHELL CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS RECORDED ON THE 21ST DAY OF AUGUST, 2013 IN INSTRUMENT NO. 20130821-0088339 AND PART OF WARRANTY DEED FROM SALOME SADLER, A WIDOW TO HYBRID PHOENIX HOLDINGS, LLC AS RECORDED ON THE 1ST DAY OF JULY, 2013 IN INSTRUMENT NO. 20130701-0067666, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 421, PAGE(S) 63; INSTRUMENT NO. 20131212-0125996, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 528 A Stevenson Street, Nashville, Tennessee 37209

(House Number) (Street) (P.O. Address) (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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20130108057 DEEDWARR
Recvd: 12/31/13 12:23 2 pgs
Fees:13.00 Taxes:832.50

20131231-0131215

Witness my/our hand(s) this 19th day of December, 2013.

Mitchell Construction, LLC, a Tennessee
limited liability company

By: _____
Cary Lee Mitchell, Jr.

STATE OF Tennessee
COUNTY OF Davidson

On this the 19th day of December, 2013, before me personally appeared Cary Lee Mitchell, Jr., to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the sole member of Mitchell Construction, LLC, a, the within named bargainor, a limited liability company, and that he/she as such sole member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th day of December, 2013.

_____
Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903