WARRANTY DEED

B-HP-14-505

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF February, 2014.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Hybrid Phoenix Holdings, LLC	NEW OWNER (NAME)	
505 Stevenson Street (ADDRESS)	(ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	91-13-106.00

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 DEANNA HARRISON PINK, MARRIED, hereinafter 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 LOT 146, MAP OF WEST NASHVILLE HEIGHTS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGE 127, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY INSTALLMENT DEED FROM MRS. F. M. MANNION TO FRANK M. HARRISON AND WIFE, CLAYTA MCBRIDE HARRISON AS RECORDED ON THE 5TH DAY OF FEBRUARY, 1970 IN DEED BOOK 4396, PAGE 200 AND LAST WILL AND TESTAMENT AS RECORDED ON THE 4TH DAY OF JUNE, 2001 IN INSTRUMENT NO. 20010604-0057531, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. CLAYTA MCBRIDE HARRISON, HAVING SINCE DIED ON MAY 12, 1984 LEAVING FRANK M. HARRISON THE SURVIVING TENANT BY THE ENTIRETY. FRANK M. HARRISON, HAVING SINCE DIED ON DECEMBER 4, 1993 LEAVING DEANNA HARRISON PINK AS HEIR AT LAW, EVIDENCED BY AFFIDAVITS OF HEIRSHIP RECORDED SIMULTANEOUSLY HEREWITH IN INSTRUMENT NO. 20140212-0012508 AND INSTRUMENT NO. 20140212-0012509, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PROPERTY IS NOT AND HAS NEVER BEEN THE PRIMARY MARITAL RESIDENCE OF THE WITHIN NAMED GRANTOR.

THIS CONVEYANCE IS SUBJECT TO A) 2014 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 332, PAGE(S) 127 AND INSTRUMENT NO. 20011002-0106685, 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 505 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:T20140010208 DEEDWARR
Recvd: 02/12/14 13:13 2 pgs
Fees:13.00 Taxes:222.00

20140212-0012510

Witness my/our hand(s) this 7th day of February, 2014.

Deanna Harrison Pink

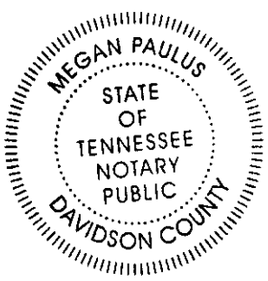
STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEANNA HARRISON PINK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of February, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)



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