WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140048866 DEEDWARR
Recvd: 07/09/14 10:54 2 pgs
Fees:13.00 Taxes:1572.50
20140709-0060334

B-HP-14-1602

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~2nd~~ 7th DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 9-5-2016 (AFFIX SEAL)

CHERYL VANCE NOTARY PUBLIC STATE OF TENNESSEE DEKALB COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hybrid Phoenix Holdings, LLC	~~2008~~ Hybrid Phoenix	
(NAME)	(NAME)	**13103013800**
1602 Shackleford Road	2008 8th Avenue South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we **AMANDA DAY, UNMARRIED,** 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 part of the T.F. Bonner Home Place on Belmont Boulevard as shown on the Plan of Green Hills Subdivision No. 2 as of record in Book 547, Page 139, Register's Office for said County, described as follows:

Beginning at a point on the Northerly margin of Shackleford Road, North 88 degrees East 200 feet from the Southwest corner of the 8.33 acre tract of land conveyed to T.F. Bonner by deed from Goodloe Cockrill and wife, of record in Book 549, Page 72, said Register's Office; thence North 88 degrees East, with the Northerly margin of Shackleford Road, 100 feet; thence Northerly and parallel with the Westerly side of Belmont Boulevard, 246 feet, thence Westerly and parallel with Shackleford Road, 100 feet, thence Southerly 246 feet to the beginning.

Being the same property conveyed to Amanda Day, an unmarried woman by Warranty Deed from Brent M. McGilberry and Kathy H. McGilberry, husband and wife, recorded on the 29th day of December, 2004 in Instrument No. 20041229-0153421, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GREEN HILLS SUBDIVISION NO. 2, as recorded in Plat Book 547, Page(s) 139, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1602 Shackleford Road, Nashville, Tennessee 37215**.

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.

Witness my/our hand(s) this the ~~2nd~~ DAY OF JULY, 2014.

Amanda Day

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMANDA DAY, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of July, 2014.

Notary Public
My Commission Expires: _____
(SEAL)

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

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212