WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140056000 DEEDWARR
Recvd: 08/01/14 10:44 2 pgs
Fees:13.00 Taxes:1979.50

20140801-0068852

B-HP-14-01602

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires March 7, 2017

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)
Alfred N. Carman and Patricia Carman	**Lipscomb University**	
(NAME) **1602 Shackleford Road**	(NAME) **One University Park Dr.**	**131-3-138.00**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) **Nashville, TN 37204**	
(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 **HYBRID PHOENIX HOLDINGS, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ALFRED N. CARMAN AND WIFE, PATRICIA CARMAN,** 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 Hybrid Phoenix Holdings, LLC by Warranty Deed from Amanda Day, unmarried, recorded on the 9th day of July, 2014 in Instrument No. 20140709-0060334, 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, Register's Office of Davidson County, Tennessee.
- 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Witness my/our hand(s) this the 31st DAY OF JULY, 2014.

Hybrid Phoenix Holdings, LLC

Hybrid Builders, LLC, Member

BY: _____ Member
William Y. Lovelace, III, Member

Phoenix Property Holdings, LLC, Member

BY: _____ member
Giachery Lizarraga, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Megan Paulus, a Notary Public of said County and State, personally appeared Yancy Lovelace which whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Hybrid Builders, LLC, which is a member of Hybrid Phoenix Holdings, LLC, the within named bargainor, and that he as such Member of Hybrid Builders, LLC, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Hybrid Builders, LLC which is a Member of Hybrid Phoenix Holdings, LLC by himself as Member.

Witness my hand and seal, in Nashville, this the 31st day of July, 2014.

_____
Notary Public
My Commission Expires: 1-9-16

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Megan Paulus, a Notary Public of said County and State, personally appeared, Giachery Lizarraga which whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Phoenix Property Holdings, LLC, which is a member of Hybrid Phoenix Holdings, LLC, the within named bargainor, and that he as such Member of Phoenix Property Holdings, LLC, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Phoenix Property Holdings, LLC which is a Member of Hybrid Phoenix Holdings, LLC, LLC by himself as Member.

Witness my hand and seal, in Nashville, this the 31st day of July, 2014.

_____
Notary Public
My Commission Expires: 1-9-16

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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