WARRANTY DEED

B-HP-14-1106

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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)
Stratford Avenue Partners, a Tennessee General Partnership Attn: Eric J. Baurle	**NEW OWNER**	
(NAME) **1806 Ivy Crest Dr.**	(NAME)	**61-15-321.00**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(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 **STRATFORD AVENUE PARTNERS, A TENNESSEE GENERAL PARTNERSHIP,** 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 229, REVISION OF PART OF INGLEWOOD PLAN, as shown on plat of record in Plat Book 421, Page 137, 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 to Hybrid Phoenix Holdings, LLC by Warranty Deed from William Larry Bryant and wife, Kim Bryant, recorded on the 29th day of August, 2013 in Instrument No. 20130829-0091259, 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 REVISION OF PART OF INGLEWOOD PLAN, as recorded in Plat Book 421, Page(s) 137, 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).
- Easement for Sanitary Sewer/Storm Drainage, recorded in Book 4044, Page 705.
- Easement for Public Utilities, recorded in Instrument No. 20130924-0100281.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded at Instrument No. 20130924-0100298.

This is **unimproved** property known as: **1106 Stratford Avenue, Nashville, Tennessee 37216**.

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:T20140068115 DEEDWARR
Recvd: 09/12/14 10:32 2 pgs
Fees:13.00 Taxes:1073.00
20140912-0083700

Witness my/our hand(s) this the 10 DAY OF SEPTEMBER, 2014.

Hybrid Phoenix Holdings, LLC

Hybrid Builders, LLC, Member

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

Phoenix Property Holdings, LLC, Member

BY: Member
Giachery Lizarraga, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John Gleaves, a Notary Public of said County and State, personally appeared William Y. Lovelace, III 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 10th day of September, 2014.

Notary Public
My Commission Expires: 3-6-18

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John Gleaves, 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 10th day of September, 2014.

Notary Public
My Commission Expires: 3-6-18

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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