WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140085158 DEEDWARR
Recvd: 11/12/14 10:15 2 pgs
Fees:13.00 Taxes:5383.50
20141112-0104005

B-HP-14-1608

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,455,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

NEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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)
Stephen A. Lasher, Jr.	**Wells Fargo Bank, N.A.**	
(NAME)	(NAME)	
1608 Tynewood Drive	**1525 West WT Harris Blvd.**	**131-13 36.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Charlotte, NC 28262-8522**	
(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 **STEPHEN A. LASHER, JR. AND MELISSA LASHER, HUSBAND AND WIFE,** 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 264, TYNEWOOD ESTATES, SECTION TWO, as shown on plat of record in Plat Book 2900, Pages 89 and 90, 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 Special Warranty Deed from The Catholic Diocese of Nashville to Hybrid Phoenix Holdings, LLC, as recorded on the 30th day of October, 2013 in Instrument No. 20131030-0112742; Quitclaim Deed from Most Reverend David R. Choby, Bishop of The Catholic Diocese of Nashville to The Catholic Diocese of Nashville as recorded on the 27th day of June, 2008 in Instrument No. 20080627-0066717 and Warranty Deed from William B. Staggs and wife, Betty M. Staggs to The Most Rev. James D. Niedergeses, Bishop of The Roman Catholic Diocese of Nashville as recorded on the 27th day of June, 1984 in Deed Book 6324, Page 951, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TYNEWOOD ESTATES, SECTION TWO, as recorded in Plat Book 2900, Page(s) 89 and 90, 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 and Restrictions as set forth in Deed recorded in Book 3069, Page 566 and Book 8092, Page 372 , 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: **1608 Tynewood Drive, 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 30th DAY OF OCTOBER, 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 30th day of October, 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, Ryan Lux, 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 30th day of October, 2014.

_____
Notary Public
My Commission Expires: _____

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2016

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