WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150036566 DEEDWARR
Recvd: 05/12/15 10:22 2 pgs
Fees:13.00 Taxes:1354.20
20150512-0043327

B-HP-14-127-03

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $366,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH 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)
Ernesto Navarro and Lisa E. Navarro	**Movement Mortgage, LLC**	
(NAME)	(NAME)	
127 South 10th Street	**841 Seahawk Circle**	083090E00300 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Virginia Beach, VA 23452**	
(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 PROPERTY HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ERNESTO NAVARRO AND LISA E. NAVARRO, 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 Unit No. 3 of Farrow Townhomes, created under Title 67, Section 27-101, et seq. as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Farrow Townhomes, of record in Instrument Number 20140211-0012045, as amended in Instrument Number 20140212-0012589, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto as Exhibit "B", together with the undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in said Declaration and Amendment. Said Unit being shown on the Plat of Farrow Townhomes, South 10th & Russell St., a Horizontal Property Regime with Private Elements, attached as Exhibit "C" to Amendment No. 1 to the Declaration of Covenants, Conditions and Restrictions for Farrow Townhomes, to which reference is hereby made for a more complete description of the property.

Being part the same property conveyed to South Tenth Street LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Secondary Holdings, LLC, a Tennessee Limited Liability Company, of record in Instrument Number 20100401-0024509, Register's Office for Davidson County, Tennessee, dated March 30, 2010, and recorded April 1, 2010, and part of the same property conveyed to South Tenth Street LLC, a Tennessee Limited Liability Company by Quitclaim Deed from CWR Ventures, LLC, a Tennessee Limited Liability Company, of record in Instrument Number 20100401-0024508, Register's Office for Davidson County, Tennessee, dated March 30, 2010 and recorded April 1, 2010. (Value or consideration as shown in aforementioned deeds $0.00) Being part of the same property conveyed to Hybrid Phoenix Holdings, LLC by Warranty Deed from South Tenth Street, LLC, a Tennessee Limited Liability Company, of record in Instrument Number 20130417-0038342, Register's Office for Davidson County, Tennessee, dated April 15, 2013 and recorded April 17, 2013, as corrected by Scrivener's Affidavit of record in Instrument Number 20130530-0054615, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Farrow Master, with By-Laws of Farrow Master Homeowners' Association, Inc., appended thereto as Exhibit "B", of record in Instrument Number 20140211-0012044, Register's Office for Davidson County, Tennessee.
- Charter of Farrow Master Homeowners' Association, Inc., of record in Instrument Number 20140220-0014520, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plat of Farrow Master Exhibit, South 10th & Russell St., a Horizontal Property Regime with Private Elements, attached as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Farrow Master, of record in Instrument Number 20130211-0012044, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Farrow Townhomes, with By-Laws

of Farrow Townhomes Homeowners' Association, Inc., appended thereto as Exhibit "B", of record in Instrument Number Instrument Number 20140211-0012045, as amended in Instrument Number 20140212-0012589, Register's Office for Davidson County, Tennessee.
• Charter of Farrow Townhomes Homeowners' Association, Inc., of record in Instrument Number 20140220-0014521, Register's Office for Davidson County, Tennessee.
• Subject to all matters shown on the Plat of Farrow Townhomes, South 10th & Russell St., a Horizontal Property Regime with Private Elements, attached as Exhibit "C" to Amendment No. 1 to the Declaration of Covenants, Conditions and Restrictions for Farrow Townhomes, of record in Instrument Number 20140212-0012589, Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Public Street Right of Way of record in Instrument Number 20140224-0015486, Register's Office for Davidson County, Tennessee.
• Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20130722-0075442, Register's Office for Davidson County, Tennessee.
• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **127 South 10th Street, Nashville, Tennessee 37206**.

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 APRIL, 2015.

Hybrid Phoenix Holdings, LLC

Hybrid Builders, LLC, Member

BY: _____
William Y. Lovelace, III, Member

Phoenix Property Holdings, LLC, Member

BY: _____
Giachery Lizarraga, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John Gleaves, 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 30 day of April, 2015.

_____
Notary Public
My Commission Expires: 3-6-18

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

*a/k/a William Y. Lovelace III

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 30 day of April, 2015.

_____
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