WARRANTY DEED

B-HP-14-1004-8

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,025.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

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)
Braden Gall	**F&M Bank**	
(NAME) **1004 Russell Street, Unit 8**	(NAME) **P.O. Box 451**	**083090E00800CO**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Clarksville, TN 37041**	
(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, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRADEN GALL, A SINGLE MAN,** 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 8, FARROW TOWNHOMES, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140211-0012045, amended at Instrument No. 20140212-0012589, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Warranty Deed from South Tenth Street, LLC, a Tennessee Limited Liability Company to Hybrid Phoenix Holdings, LLC, a Tennessee Limited Liability Company as recorded on the 17th day of April, 2013 in Instrument No. 20130417-0038342 and corrected by Scrivener's Affidavit as recorded on the 30th day of May, 2013 in Instrument No. 20130530-0054615, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of EDGEFIELD PLAN, as recorded in Plat Book 21, Page(s) 47.
- Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument Nos. 20140211-0012044 (Farrow Master) and 20140211-0012045, amended at Instrument No. 20140212-0012589.
- Charter of Homeowners Association recorded at Instrument Nos. 20140220-0014520 and 20140220-0014521.
- Easement for Public Street Right of Way, recorded in Instrument No. 20140224-0015486.
- Easement for Storm Water Facilities and Systems, recorded in Instrument No. 20130722-0075442.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1004 Russell Street, Unit 8, 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.

BILL GARRETT, Davidson County
Trans: T20150039820 DEEDWARR
Recvd: 05/21/15 15:27 2 pgs
Fees: 13.00 Taxes: 1498.59
20150521-0047212

Witness my/our hand(s) this the 19th DAY OF MAY, 2015.

Hybrid Phoenix Holdings, LLC, a Tennessee limited liability company

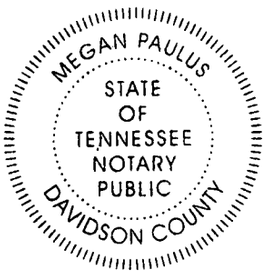
BY: _____
Giachery Lizarraga
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GIACHERY LIZARRAGA, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of HYBRID PHOENIX HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th of May, 2015.

_____
Notary Public
My Commission Expires: 19-16
(SEAL)



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