RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20150041229 DEEDWARR Recvd: 05/28/15 09:57 2 pgs Fees:13.00 Taxes:488.40 20150528-0049016

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00011982

MAP - PARCEL NO: 091-09-0-06.00

Send Tax Statements To:
Hybrid Phoenix Holdings LLC
2008 8th Avenue South
Nashville, TN 37204

Name/Address New Owner:
Hybrid Phoenix Holdings LLC
2008 8th Avenue South
Nashville, TN 37204

Name of Mortgagee:
Pinnacle Bank
150 Third Avenue South #900
Nashville, TN 37201

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **DEBORAH MORTON, EXECUTRIX OF THE ESTATE OF IRENE GROSVENOR, DECEASED,** have bargained and sold and by these presents do transfer and convey unto **HYBRID PHOENIX HOLDINGS, LLC**, its successors and assigns forever, the following described property, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the Easterly 50 feet of Lot No. 43 and the Westerly 10 feet of Lot No. 44 on the Plat of T. M. Nall's Subdivision, of Lots Nos. 18, 19 and 20 of the B. F. Cockrill Farm, as of record in Book 421, page 63, Register's Office for said County. Said parts of Lots Nos. 43 and 44 front together 60 feet on the Northerly side of Deal Avenue and run back between parallel lines 217.8 feet to a dead line.

Being the same property conveyed to Irene E. Grosvenor by warranty deed from Paul C. Hobbs and wife, Betty M. Hobbs, of record in Book 4064, page 170, Register's Office for Davidson County, Tennessee, dated September 29, 1966 and recorded October 3, 1966. Irene E. Grosvenor died February 26, 2015 and pursuant to her Last Will and Testament admitted to Probate in the Circuit Court of Davidson County, Tennesssee, Docket No. 15P475, Deborah Morton, Executrix, has full power and authority to convey said property.

This is improved property known as 6004 Deal Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2015 Davidson County property taxes are a lien but are not yet due and payable.
2. All matters as shown on the Plan of record in Plat Book 421, page 63, Register's Office for Davidson County, Tennessee.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4966, page 390 and Book 4014, page 721, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 19th day of May, 2015.

ESTATE OF IRENE GROSVENOR

By: Deborah Morton, Executrix

DEBORAH MORTON, EXECUTRIX

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **DEBORAH MORTON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the **EXECUTRIX** of the **ESTATE OF IRENE GROSVENOR,** the within named bargainor, and that she as such **EXECUTRIX** , being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate, as Executrix, respectively.

WITNESS my hand and seal, at office, on this 19th day of May, 2015.

My Commission Expires:
12-06-16

Notary Public

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$132,000.00**.

Affiant

SWORN TO and subscribed before me on this 19th day of May, 2015.

My Commission Expires:
10/18/16

Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY