WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150048043 DEEDWARR
Recvd: 06/17/15 08:58 2 pgs
Fees: 13.00 Taxes: 1452.58
20150617-0057521

B-HP-14-125-4

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $392,590.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

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)
Anna Williams	New owner	
(NAME)	(NAME)	**083-09-0E-004.00**
125 South 10th Street Home #4		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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 **ANNA WILLIAMS, AN UNMARRIED WOMAN,** 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 4, Farrow Townhomes, as shown on in the Declaration of Covenants, Conditions and Restrictions for Farrow Townhomes of record in Instrument No. 20140211-0012045, as amended by Amendment No. 1 to Declaration of Covenants, Conditions and Restrictions for Farrow Townhomes of record in Instrument No. 20140212-0012589, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.Being the same property conveyed to South Tenth Street, LLC, a Tennessee limited liability company by Deed from Secondary Holdings, LLC, a Tennessee limited liability company of record at Instrument No. 20100401-0024509, Register's Office for Davidson County, Tennessee, dated March 30, 2010 and recorded on April 1, 2010.

Being a part of the same property conveyed to Hybrid Phoenix Holdings, LLC by deed from South Tenth Street, LLC, a Tennessee limited liability company of record in Instrument No. 20130417-0038342, and corrected by Scrivener's Affidavit of record in Instrument No. 20130530-0054615 Register's Office for Davidson County, Tennessee, dated April 15, 2013 and recorded on April 17, 2013.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years a lien, due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions for Farrow Townhomes of record in Instrument Number 20140211-0012045, as amended in Instrument No. 20140212-0012589, and for Farrow Master of record in Instrument No. 20140211-0012044, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20130722-0075442, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for the Purpose of Public Street Right of Way of record in Instrument Number 20140224-0015486, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 147, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **125 South 10th Street Home #4, 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 5th DAY OF JUNE, 2015.

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, Rachel Wilson, 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 5 day of June, 2015.

_____
Notary Public
My Commission Expires: _____

RACHEL WILSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 02-15-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Rachel Wilson, 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 5 day of June, 2015.

_____
Notary Public
My Commission Expires: _____

RACHEL WILSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 02-15-2016

RACHEL WILSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 02-15-2016

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