WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150052497 DEEDWARR
Recvd: 06/30/15 12:06 2 pgs
Fees:13.00 Taxes:999.00
20150630-0063012

B-HP-15-509

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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)
Charles D. Sigler, Jr.	**Wells Fargo Bank, N.A.**	
(NAME)	(NAME)	
509B Stevenson	**2701 Wells Fargo Way**	**091-13-0D-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Minneapolis, MN 55467-8000**	
(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 **CHARLES D. SIGLER, JR., UNMARRIED,** 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:

Certain Townhomes located in Davidson County, Tennessee, being Unit No. B of 509 Stevenson Street Townhomes, under the Declaration of Covenants, Conditions and Restrictions establishing 509 Stevenson Street Townhomes of record in Instrument Number 20140729-0067092, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" to said Master Deed.

Being a portion of the same property conveyed to Hybrid Phoenix Holdings, LLC by Warranty deed from C & B Properties of record in Instrument No. 20140723-0065529 Register's Office for Davidson County, Tennessee, dated July 18, 2014 and recorded on July 23, 2014.

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 127, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140729-0067092, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Charter of 509 Stevenson Street Townhomes Homeowners' Association, Inc. of record in Instrument Number 20140804-0069475, in the Register's Office for DavidsonCounty, Tennessee.
- 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: **509B Stevenson, Nashville, Tennessee 37209**.

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 25th DAY OF JUNE, 2015.

Hybrid Phoenix Holdings, LLC

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, 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 25th day of June, 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