WARRANTY DEED

CLEVELAND D. BAIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6. 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $160,000.00

Maurice E Bessire
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 10TH DAY OF JUNE, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES March 6th, 2018

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7576 HYBRID CP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Hybrid Phoenix Holding, LLC	Same	09106001500
6010 Morrow Road		
Nashville, TN 37209		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

FRANK E. BESSIRE AND WIFE, JOAN BESSIRE AND MAURICE E. BESSIRE AND WIFE, SANDRA BESSIRE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

HYBRID PHOENIX HOLDING, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 6010 Morrow Road, Nashville, TN 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/or 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/or 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 our hand hand on the 10th day of June, 2015.

Frank E Bessire By Maurice E Bessire

Frank E. Bessire, By: Maurice E. Bessire, as his Attorney-In-Fact

Joan Bessire

Joan Bessire

Maurice E Bessire

Maurice E. Bessire

Sandra Bessire

Sandra Bessire

BILL GARRETT, Davidson County
Trans:T20150061567 DEEDWARR
Recvd: 07/27/15 15:38 2 pgs
Fees:13.00 Taxes:592.00
20150727-0073882

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 10th day of June, 2015, before me, the undersigned, a Notary Public in a for said County and State, personally appeared Maurice E. Bessire, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged executing the within instrument on behalf of Frank E. Bessire for the purposes therein contained, and who further proved to me to be the Attorney In Fact formed Authorized to execute this instrument on behalf of Frank E. Bessire.

Witness my hand and official seal at NASHVILLE, Tennessee

Notary Public

My Commission Expires: March 6, 2018

CLEVELAND D. BAIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6. 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Maurice E. Bessire, Joan Bessire, and Sandra Bessire, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this 10th day of June, 2015

Notary Public

My Commission Expires: March 6, 2018

CLEVELAND D. BAIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6. 2018

file # 15-7576 HYBRID CP

EXHIBIT A - LEGAL DESCRIPTION

Being Lot No. 11 of Block 3 on the Extension to the Plan of Cherokee Park Subdivision, not of record, described as follows:

Beginning on the Northerly margin of Morrow Road at a point 250 feet West of the Westerly margin of 60th Avenue, North, formerly 19th Street, the corner of Lots Nos. 9 and 11; thence with the line between said two lots Northwardly 150 feet to the Southerly margin of an alley; thence with said alley Westwardly 50 feet to the corner of Lots Nos. 11 and 12; thence with the line between said two lots Southwardly 150 feet to the Northerly margin of Morrow Road; thence with said Road Eastwardly 50 feet to the beginning.

Being the same property conveyed to Leonard Anglin and wife, Hazel Davis Anglin by deed filed in Book 2396, Page 95, said Register's Office. The said Leonard Anglin having predeceased Hazel Davis Anglin. Pursuant to the Last Will and Testament of Hazel Davis Anglin title is now vested in Frank Bessire as last surviving beneficiary of Hazel Davis Anglin, as shown in the Affidavit of Heirship filed in Book 9937, Page 813, said Register's Office.

Being part of the same property conveyed to Frank E. Bessire and Maurice E. Bessire, as joint tenants with right of survivorship by Quitclaim Deed from Frank E. Bessire, a married man, recorded on the 21st day of January, 2014 in Instrument No. 20140121-0005741, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed on behalf of Frank E. Bessire pursuant to a power of attorney executed by the same on the , and being filed for in Instrument # 20150602-0050814, Register's Office for Davidson County, Tennessee.

* Joan Bessire and Sandra Bessire join in this conveyance to convey their martial interest in the subject property.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Return to:
Jim R. Vanderpool, P.C.
266 Seaboard Lane, Suite G-104
Franklin, TN 37067