WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150078155 DEEDWARR
Recvd: 09/15/15 08:48 2 pgs
Fees:13.00 Taxes:449.55
20150915-0093330

B-GL-15-3608

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Phoenix Property Holdings, LLC	new owner	
(NAME)	(NAME)	**049-33.00**
~~**3608 Echo Lane**~~ 2008 8th Avenue S		
(ADDRESS)	(ADDRESS)	
Nashville, TN ~~37218~~ 37204		
(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 **HILTON O. LARGENT AND JEAN C. LARGENT, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **PHOENIX PROPERTY HOLDINGS, LLC,** 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:

A tract of land in the 13th Civil District of Davidson County, Tennessee, known as Tract No. 132, on an unrecorded Boundary Survey made June 24, 1954 by W. W. Turner Company, Engineers, more particularly described according thereto as follows: Beginning at a point in the Northerly margin of Echo Lane, 380.4 feet, more or less, Westerly from the Western margin of Clarksville Pike, said point being in the Westerly line of tracts numbered 1, 2, 3 and 4 on said survey; thence Northerly with the line between said tracts and the subject tract, 395.0 feet to an iron pin; thence Westerly 118.5 feet to an iron pin; thence Southerly 394.0 feet to an iron pin in the Northerly margin of Echo Lane; thence with the margin of the same Easterly 117.0 feet to the point of beginning.

Being the same property conveyed to Hilton O. Largent and wife, Jean C. Largent by Installment Deed from Carlton R. Gower and wife, Wilma B. Gower, recorded on the 27th day of May, 1959 in Deed Book 2908, Page 93, in the Register's Office of Davidson County, Tennessee. Jean C. Largent and Winnie Jean Largent are one in the same person. Hilton Odell Largent a/k/a Hillon O. Largent.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1129, Page 543 and Book 2908, Page 93 , 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).
- Utility Easement recorded in Deed in Book 2908, Page 93.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3608 Echo Lane, Nashville, Tennessee 37218**.

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 14th DAY OF SEPTEMBER, 2015.

Hilton O Largent by
Bruce Anthony Largent
Attorney in Fact

Hilton O. Largent by Bruce Anthony Largent,
Attorney in Fact

Jean C Largent by
Bruce Anthony Largent
Attorney in Fact

Jean C. Largent by Bruce Anthony Largent,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRUCE ANTHONY LARGENT, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of HILTON O. LARGENT AND JEAN C. LARGENT, and who acknowledged he/she/they executed the same as the free act and deed of the said HILTON O. LARGENT AND JEAN C. LARGENT.

Witness my hand and official seal, this the 14th of September, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

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

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