BILL GARRETT, Davidson County
Trans:T20150100571 DEEDWARR
Recvd: 11/25/15 14:10 2 pgs
Fees:13.00 Taxes:555.00
20151125-0120009

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 **$150,000.00**.

Randy D Beckham
Affiant

Subscribed and sworn to before me, this the 20th day of November, 2015.

Notary Public

My commission expires: March 6, 2018
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Hybrid Phoenix Holdings, LLC	**New Owner**	**Map 091-13-0 Parcel 079-00**
2008 8th Avenue South		
Nashville, TN 37204		

FOR AND IN 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,

Randy D. Beckham, a single man

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

Hybrid Phoenix Holdings, LLC, a Tennessee limited liability company

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

Land in Davidson County, Tennessee, being part of Lot No. 41 on the Plan of E. T. Brown's Subdivision, of an 18 acre tract on the Charlotte Pike, of record in Book 332, Page 116, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Included but excluded is the Deed to State of Tennessee of record in Instrument No. 20011011-0111103, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Randy D. Beckham, by Quitclaim Deed dated March 7, 1997 from Lee Morton Beckham and wife, Betty Jo B. Beckham, of record in Book 10376, Page 697, Register's Office for Davidson County, Tennessee.

Conveyance of the above described parcel is subject to the following:
1)The Plan of record in Book 332, Page 116 and Book 332, Page 126, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2)Deed to State of Tennessee of record in Instrument No. 20011011-0111103, Register's Office for Davidson County, Tennessee. 3)Taxes for the current year prorated and paid by the Grantor.

This is improved (____) Unimproved (__X__) property, known as **503 Eastboro Drive , 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 GRANTEES 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 GRANTEES, 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 **20th** day of **November, 2015.**

Randy D Beckham

Randy D. Beckham

SATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Randy D. Beckham,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **20th** day of **November, 2015.**

Notary Public

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

My Commission Expires: March 6, 2018