QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF December 2015.

Notary Public

MY COMMISSION EXPIRES: 3618
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave 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)	
2008 8th Ave. S.		
(ADDRESS)	(ADDRESS)	**083090E00500**
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **HYBRID PHOENIX HOLDINGS, LLC** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **PHOENIX PROPERTY HOLDINGS, LLC**, HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Unit No. 5 of Farrow Townhomes, created under Title 67, Section 27-101, et seq. as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Farrow Townhomes, of record in Instrument Number 20140211-0012045, as amended in Instrument Number 20140212-0012589, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto as Exhibit "B", together with the undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in said Declaration and Amendment. Said Unit being shown on the Plat of Farrow Townhomes, South 10th & Russell St., a Horizontal Property Regime with Private Elements, attached as Exhibit "C" to Amendment No. 1 to the Declaration of Covenants, Conditions and Restrictions for Farrow Townhomes, to which reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Hybrid Phoenix Holdings, LLC by Warranty Deed from South Tenth Street, LLC, a Tennessee Limited Liability Company, of record in Instrument Number 20130417-0038342, Register's Office for Davidson County, Tennessee, dated April 15, 2013 and recorded April 17, 2013, as corrected by Scrivener's Affidavit of record in Instrument Number 20130530-0054615, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20150109127 DEEDQC
Recvd: 12/28/15 13:26 2 pgs
Fees:12.00 Taxes:0.00
20151228-0130056

This is
( ) unimproved
(X) improved

property known as **123 S. 10th Street, Nashville, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 23 day of December, 2015.

Hybrid Phoenix Holdings, LLC

Hybrid Builders, LLC, Member

BY: _____ Member
William Y. Lovelace, Member

Phoenix Property Holdings, LLC, Member

BY: _____, member
Giachery Lizarraga, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John Gleaves, a Notary Public of said County and State, personally appeared **William Y. Lovelace** 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 23 day of December, 2015.

_____
Notary Public
My Commission Expires: 3-6-18

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John Gleaves, 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 23 day of December, 2015.

_____
Notary Public
My Commission Expires: 3-6-18

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212