WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

P-KW-15-1000

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)
Hybrid Phoenix Holdings LLC	**New Owner**	
(NAME)	(NAME)	**72-13-56.00**
2008 8th Ave. S		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVIDSON PABTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HYBRID PHOENIX HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 60 1/2 on the revision of a part of Trevecca of record in Book 421, Page 169, Register's Office for Davidson County.

Said Lot No. 60 1/2 fronts 50 feet on the South side of West Cahal Avenue and runs back between parallel lines along the East margin of Emmett Avenue 150 feet to an alley.

Being the same property conveyed to Davidson Pabts, LLC by Final Decree Confirming Sale as recorded on the 9th day of April, 2009 in Instrument No. 20090409-0032594 and Warranty Deed from William B. Young and wife, Ruth Juanita Young to Lucien Worsham as recorded on the 3rd day of May, 2006 in Instrument No. 20060503-0051474, in the Register's Office of Davidson County, Tennessee.
Quiet Title Action filed in Chancery Court of Davidson County, Tennessee noted as No. 13-1487-IV affirmed the ownership of Davidson Pabts, LLC.

This conveyance is subject to:
- County of Davidson taxes for the year 2016 not yet due.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 421, Page(s) 169, 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).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1000 Cahal Avenue, Nashville, Tennessee 37206**.

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.

BILL GARRETT, Davidson County
Trans:T20160025744 DEEDWARR
Recvd: 03/30/16 14:49 2 pgs
Fees:13.00 Taxes:564.25
20160330-0030158

Witness my/our hand(s) this the 29th DAY OF MARCH, 2016.

Davidson Pabts, LLC

BY: _____

Bob Bellenfant, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BOB BELLENFANT, 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 SOLE MEMBER of Davidson Pabts, LLC, the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of March, 2016.

_____

Notary Public

My Commission Expires: 3-6-18

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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