BILL GARRETT, Davidson County
Trans: T20160036266 DEEDWARR
Recvd: 05/02/16 15:47 2 pgs
Fees: 13.00 Taxes: 1850.00
20160502-0043014

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 500,000.00

Affiant

Subscribed and sworn to before me, this 28th day of April, 2016.

Notary Public

My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Hybrid Phoenix Holdings, LLC	new owner	**05800006800**
2008 8th Avenue S.		
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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Samuel H. Howard, married man

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

Hybrid Phoenix Holdings, LLC

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 the 13th, formerly 23rd, Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the map of the J.H. Drake Lands, as of record in Book 974, page 34, Register's Office for Davidson County, Tennessee, described as follows:

Beginning in the center of Drake's branch Road at the northeast corner of a 2.3 acre tract; thence with the center of said Road, north 43 deg. 15' West 550 feet; thence north 38 deg. 34' West 68.6 feet to the corner of J.W. Drake's lot; thence leaving said Road and with J.W. Drake's line, south 85 deg. 36' West 577.6 feet; thence north 1 deg. 27' west 209.4 feet; thence north 89 deg. 7' west 818.9 feet to a post at the northwest corner of said Lot 3; thence south 3 deg. 39' west 906.1 feet to the corner of Lots Nos. 2 and 3; thence with the line between said two lots, south 87 deg. 44' east 1653.4 feet to the southwest corner of said 2.3 acre tract; thence with the westerly line of said tract and fence, north 1 deg. 53' east 287 feet; thence North 79 deg. 49' east 219.3 feet to the beginning, containing 31.7 acres, more or less.

Being the same property conveyed to Samuel H. Howard from SHH, LLC by Quitclaim Deed dated July 16, 2001 and of record in Instrument No. 20010717-0075888, Register's Office for Davidson County, Tennessee. Karan Howard hereby signs to convey any interest she may have, marital or otherwise as the spouse of Samuel H. Howard.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (___) unimproved (x____) property known as 4775 Drakes Branch Road, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 in 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 28th day of April, 2016.

Samuel H. Howard

Karan Howard

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Samuel H. Howard & Karan Howard, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of April, 2016.

Notary Public

My Commission Expires: 9/11/17

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON