Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Affiant

Subscribed and sworn to before me, this 14th day of August, 2016.

Notary Public
My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20160082717 DEEDWARR
Recvd: 09/21/16 08:59 2 pgs
Fees: 13.00 Taxes: 795.50
20160921-0099252

Address of New Owner:	Send Tax Bills to:	Tax Information
Hybrid Phoenix Holdings, LLC 317 Ash St Nashville, TN 37210	New Owner	118-13-0-154.00 P/O

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **SC2 Properties, LLC, a Texas limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Hybrid Phoenix Holdings, LLC,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit B, 904 Albert Court Townhomes, a Horizontal Property Regime with Private Elements as set out in the Declaration of Covenants, Conditions, and Restrictions of record in Instrument Number 20160906-0093096, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description thereof.

Being a portion of the same property conveyed to SC2 Properties, LLC, a Texas limited liability company by Deed from Catherine Dillingham dated August 31, 2016 and filed for record in Instrument Number 20160906-0093095, Register's Office for Davidson County, Tennessee.

This property is improved property known as **904B Albert Court, Nashville, TN, 37218.**

This conveyance is subject to the following: (1) Subject to all matters shown on the Plan of record in Plat Book 2083, Page 61; (2) Restrictions of record in Book 2196, Page 106, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; (3) Restrictive Covenant for Detached Structure of record in Instrument Number 20040712-0082452; (4) Declaration of Covenants, Conditions and Restrictions for 904 Albert Court Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20160906-0093096; All of record in the Register's Office for Davidson County, Tennessee.

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 14th day of September, 2016.

SC2 Properties, LLC, a Texas
Limited liability company

By: Shawn Collins

Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Shawn Collins, Authorized Representative of SC2 **Properties, LLC,** the within named bargainor, **a Texas limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Authorized Representative.

Witness my hand and official seal at this the 14th day of September, 2016.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2016094770