Davidson County	DEEDWARR
Recvd: 12/27/16 11:51	3 pgs
Fees:18.00 Taxes:1128.50	
20161227-0135489	

WARRANTY DEED

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

Y-RA-16-2022-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 12/1/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURNED TO:

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)
Nash 3 SF, LLC	**New owner**	
(NAME)	(NAME)	**083-03-0Y-001.00-CO**
445 Bush Street, Ste 700		
(ADDRESS)	(ADDRESS)	
San Francisco, CA 94108		
(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, **HYBRID PHOENIX HOLDINGS, LLC AND JEAN LAFITTE DESIGNS, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NASH 3 SF, LLC. A DELAWARE 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:

Land in Davidson County, Tennessee, being Unit 2022A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 2022 Greenwood Circle Townhomes of record as Instrument No. 20151009-0103252 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to FMBC Investments, LLC, a limited liability company by Warranty deed from Shantell Pillow, unmarried of record in Instrument No. 20121127-0108899 Register's Office for Davidson County, Tennessee, dated November 27, 2012 and recorded on November 27, 2012.

Being a portion of the same property conveyed to Hybrid Phoenix Holdings, LLC, a Tennessee limited liability company by Warranty deed from FMBC Investments, LLC, a limited liability company of record in Instrument No. 20150605-0053198 Register's Office for Davidson County, Tennessee, dated June 04, 2015 and recorded on June 05, 2015.

Being a portion of the same property conveyed to Hybrid Phoenix Holdings, LLC (1/2 undivided interest) and Jean Lafitte Designs, LLC (1/2 undivided interest) by Quitclaim deed from Hybrid Phoenix Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20150706-0064637 Register's Office for Davidson County, Tennessee, dated June 29, 2015 and recorded on July 06, 2015.

This conveyance is subject to:
- Taxes for the year 2016, a lien due and payable, but not delinquent.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20151009-0103252, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 3700, Page 6, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3886, Page 340, in the Register's Office for Davidson County, Tennessee.
- Terms and Conditions of record in Book 3768, Page 506, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2022 A Greenwood Circle, 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.

Witness my/our hand(s) this the 22nd DAY OF DECEMBER, 2016.

Hybrid Phoenix Holdings, LLC

By: _____
Yancy Lovelace, Authorized Agent

Jean Lafitte Designs, LLC

BY: _____
Elizabeth S. Lee
Chief Manager/Member

BY: _____
Michael P. Lee
Secretary/Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Yancy Lovelace, 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 authorized agent of Hybrid Phoenix Holdings, LLC, the within named bargainor, a limited liability company, and that he/she as such authorized agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd day of December, 2016.

_____
Notary Public
My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH S. LEE, 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 CHIEF MANAGER/MEMBER of JEAN LAFITTE DESIGNS, LLC the within named bargainor, a limited liability company, and that he/she as such CHIEF MANAGER/MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd of December, 2016.

_____
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL P. LEE, 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 SECRETARY/MEMBER of JEAN LAFITTE DESIGNS, LLC the within named bargainor, a limited liability company, and that he/she as such SECRETARY/MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd of December, 2016.

_____
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

