WARRANTY DEED

Return TO!

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

R-VRES-17-1411

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,900.00

Affiant

MARGARET R. MEANS NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 9/11/17

(AFFIX SEAL)

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)
TIFFANY M. MCGUINESS AND TODD E. UMEHIRA	SWBC Mortgage Corporation	
(NAME)	(NAME)	
1411 B Arthur Avenue	9311 San Pedro #100	**081-16-0I-002.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	San Antonio, TX 78279	
(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,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TIFFANY M. MCGUINESS AND TODD E. UMEHIRA, TRUSTEES OF THE UMEHIRA-MCGUINESS FAMILY TRUST DATED 7/15/2015,** 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 1411B, 1411 Arthur Avenue Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 1411 Arthur Avenue Townhomes of record in Instrument Number 20150923-0096504, 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 part of the same property conveyed to Hybrid Phoenix Holdings, LLC by Warranty deed from Ruthann Pratt, married and Harold Gene McNeil, III, married of record in Instrument No. 20150601-0050182 Register's Office for Davidson County, Tennessee, dated May 22, 2015 and recorded on June 1, 2015.

This conveyance is subject to:

- Taxes for the year 2017, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150923-0096504, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Charter of 1411 Arthur Avenue Townhomes of record in Instrument Number 201510020100231, in the Register's Office for DavidsonCounty, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 23, 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: **1411 B Arthur Avenue, Nashville, Tennessee 37208**.

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:T20170013426 DEEDWARR
Recvd: 02/14/17 10:28 2 pgs
Fees:13.00 Taxes:1442.63

20170214-0015253

Witness my/our hand(s) this the 27th DAY OF JANUARY, 2017.

Hybrid Phoenix Holdings, LLC

Hybrid Builders, LLC, Member

BY: _____
William Y. Lovelace, III, Member

Phoenix Property Holdings, LLC, Member

BY: _____, member
Giachery Lizarraga, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mary Frances Rudy a Notary Public of said County and State, personally appeared William Y. Lovelace, III 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 27th day of January, 2017.

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

STATE OF TENNESSEE
NOTARY PUBLIC
MARY FRANCES RUDY
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAR 6, 2018

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 27 day of January, 2017.

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

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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