29522-8

Box 14

WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20170027630 DEEDWARR Recvd: 04/03/17 09:36 2 pgs Fees:13.00 Taxes:1391.20 20170403-0031953	The actual consideration or value, whichever is greater, for this transfer is **$376,000.00.** Affiant Subscribed and sworn to before me, this the **30th** day of **March**, 2017. Notary Public My commission expires: 1/17/21 (AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Paula Watson **Robert Watson**	**SWBC Mortgage Corp.**	**Map 081-16-0-I Parcel 001.00co**
1411 A Arthur Avenue	**9311 San Pedro #100**	
Nashville, TN 37208	**San Antonio, TX 78216**	

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 ACKNOWLEDGED, WE,

Hybrid Phoenix Holdings, LLC, a Tennessee limited liability company

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

Paula Watson and Robert Watson, wife and husband

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 Davidson County, Tennessee, being Unit No. 1411A on the Plan of 1411 Arthur Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of 1411 Arthur Avenue Townhomes, of record in Instrument No. 20150923-0096504, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of 1411 Arthur Avenue Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20150923-0096504, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being part of the same property conveyed to Hybrid Phoenix Holdings, LLC, by Deed dated May 22, 2015 from Ruthann Pratt, married and Harold Gene McNeil, III, married, of record in Instrument No. 20150601-0050182, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record as set out on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of 1411 Arthur Avenue Townhomes, shown in Instrument No. 20150923-0096504, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Declaration of Covenants, Conditions and Restrictions of 1411 Arthur Avenue Townhomes, of record in Instrument No. 20150923-0096504, Register's Office for Davidson County, Tennessee. 3) By-Laws of 1411 Arthur Avenue Townhomes Homeowners' Association, Inc. as attached to Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150923-0096504, Register's Office for Davidson County, Tennessee. 4) Charter of 1411 Arthur Avenue Townhomes Homeowners' Association, Inc. of record in Instrument No. 20151002-0100231, Register's Office for Davidson County, Tennessee. 5) All matters shown on the Plan of record in Plat Book 21, Page 23, Register's Office for Davidson County, Tennessee. 6) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **1411 A Arthur Avenue, Nashville, TN 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 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 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 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 its hand by its duly authorized officer this 30 day of March, 2017.

Hybrid Phoenix Holdings, LLC, a Tennessee limited liability company

Hybrid Builders, LLC, as member

By: _____
William Y. Lovelace, III, Member

Phoenix Property Holdings, LLC, Member

By: _____
Giachery Lizarraga, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared William Y. Lovelace, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the member of Hybrid Builders, LLC, a Tennessee limited liability company, which is a member of Hybrid Phoenix Holdings, LLC, a Tennessee limited liability company, within named bargainor, a LLC, and that he as such member of Hybrid Builders, LLC, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Hybrid Builders, LLC, a member of Hybrid Phoenix Holdings, LLC, by himself as such member.

Witness my hand and official seal at Nashville, Tennessee, this 30 day of March, 2017.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public

My Commission Expires: 1/17/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Giachery Lizarraga, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the member of Phoenix Property Holdings, LLC, a Tennessee limited liability company, which is a member of Hybrid Phoenix Holdings, LLC, a Tennessee limited liability company, within named bargainor, a LLC, and that he as such member of Phoenix Property Holdings, LLC, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Phoenix Property Holdings, LLC, a member of Hybrid Phoenix Holdings, LLC, by himself as such member.

Witness my hand and official seal at Nashville, Tennessee, this 30 day of March, 2017.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public

My Commission Expires: 1/17/21