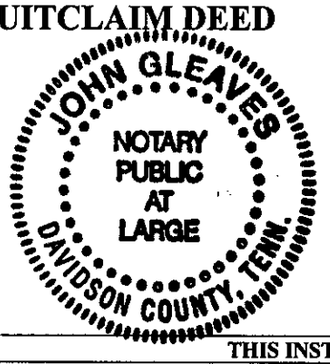
QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF November 2017.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 32817 DEEDQC
12/04/2017 02:38:01 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20171204-0123472

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Pheonix Property Holdings LLC	**Same**	
(NAME)	(NAME)	
205 South 10th Street		**083090E01300CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **HYBRID PHEONIX HOLDINGS, LLC A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **PHEONIX PROPERTY HOLDINGS, LLC A TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Unit 13, FARROW TOWNHOMES, A Horizontal Property Regime with Private Elements, as shown on Exhibit "C" of Farrow Townhomes of record at Instrument Nos. 20140211-0012045 and 20140212-0012589, in the Register's Office, DAVIDSON County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

BEING THE SAME PROPERTY CONVEYED TO **HYBRID PHOENIX PROPERTY HOLDINGS, LLC**, A TENNESSEE LIMITED LIABILITY COMPANY, BY **WARRANTY DEED** FROM **SOUTH TENT STREET, LLC**, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. **20130417-0038342**, CORRECTED AT **SCRIVENER'S AFFIDAVIT** OF RECORD AT INSTRUMENT NO. **20130530-0054615**, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED APRIL 15, 2013 AND RECORDED ON APRIL 17, 2013.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is
( ) unimproved
(X) improved property known as: **1014 Russell Street, Nashville, TN 37206**
(House Number) (Street) (City or Town) (State) (Postal Zip)

Hybrid Pheonix Holdings, LLC

Member: Hybrid Builders, LLC

By: _____
Yancy Lovelace, Authorized Agent

Member Pheonix Property Holdings, LLC

By: _____
Giachery Lizarraga, Authorized Agent

STATE OF Tennessee)
COUNTY OF Davidson)

On this the 30 day of November, 2017, before me personally appeared **Yancy Lovelace**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be one of the **Members of Hybrid Builders, LLC, which is a Member of Hybrid Pheonix 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 Pheonix Holdings, LLC**, by himself as **Member.**

Witness my hand and official seal, this the 30 day of November, 2017.

_____
Notary Public

My Commission Expires: 8/20/2019

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 8-20-2019

STATE OF TN)
COUNTY OF Davidson)

On this the 30 day of November, 2017, before me personally appeared **Giachery Lizarraga**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be one of the **Members** of **Pheonix Property Holdings, LLC, which is a Member of Hybrid Pheonix Holdings, LLC** the within named bargainor, and that he as such **Member of Pheonix Property Holdings, LLC,** and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Pheonix Property Holdings, LLC, which is a Member of Hybrid Pheonix Holdings, LLC**, by himself as **Member.**

Witness my hand and official seal, this the 30 day of Novemb, 2017.

_____
Notary Public

My Commission Expires: 3-6-18

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212