Bill Garrett Davidson County
Batch# 42757 DEEDQC
12/29/2017 01:02:53 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20171229-0132409

This Instrument Prepared by:
Colin T. Ferguson
Dickinson Wright PLLC
424 Church Street, Suite 800
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $.00.

Affiant

Subscribed and sworn to before me on this the 27 day of DECEMBER, 2017.

Notary Public

ANGELA D JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MARCH 06, 2018

My Commission expires: March 06, 2018

QUITCLAIM DEED

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
HPH 2, LLC 317 Ash Street Nashville, Tennessee 37210-2027	Same as Owner Map/Parcel No. 9-13-106 9-13-108 83-9-0-207

RECITALS:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100ths Dollars ($10.00) cash in hand paid, **HYBRID PHOENIX HOLDINGS, LLC**, a Tennessee limited liability company ("Grantor"), does hereby quitclaim and convey unto **HPH 2, LLC**, a Tennessee limited liability company ("Grantee"), all of its right, title and interest in and to those certain tracts or parcels of land located in Davidson County, Tennessee, more particularly described on Exhibit "A", attached hereto and incorporated herein by this reference.

This conveyance is subject to such limitations, restrictions and encumbrances of record as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, GRANTOR has hereunder set its hand this ___ day of December, 2017.

GRANTOR:

HYBRID PHOENIX HOLDINGS, LLC,
a Tennessee limited liability company

By: Phoenix Property Holdings, LLC
Its: Member

By: Giachery Lizarraga
Name: Giachery Lizarraga
Title: President and Managing Member

By: Hybrid Builders, LLC
Its: Member

By: William Yancy Lovelace
Name: William Yancy Lovelace
Title: Managing Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Giachery Lizarraga a Notary Public of said County and State, 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 President and Managing Member of PHOENIX PROPERTY HOLDINGS, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President and Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as such President and Managing Member.

Witness my hand and seal, at Office in DAVIDSON CO, Tennessee, this 27 day of DECEMBER, 2017.

Angela D Jones
Notary Public
My Commission Expires: MARCH 6, 2018

ANGELA D JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
MARCH 06, 2018

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, William Y Lovelace, a Notary Public of said County and State, personally appeared WILLIAM YANCY LOVELACE, 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 Managing Member of HYBRID BUILDERS, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as such Managing Member.

Witness my hand and seal, at Office in DAVIDSON CO, Tennessee, this 07 day of DECEMBER, 2017.

Angela D Jones
Notary Public
My Commission Expires: MARCH 06, 2018

ANGELA D JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MARCH 06, 2018

EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

(505 B Stevenson Street)
Land in Davidson County, Tennessee, being Unit B, 505 Stevenson Street Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20140327-0025471, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

(509 A Stevenson Street)
Certain Townhomes located in Davidson County, Tennessee, being Unit No. A of 509 Stevenson Street Townhomes, under the Declaration of Covenants, Conditions and Restrictions establishing 509 Stevenson Street Townhomes of record in Instrument Number 20140729-0067092, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" to said Master Deed.

(1004 Russell Street #6)
Land in Davidson County, Tennessee, being Unit No. 6, Farrow Townhomes, as shown on in the Declaration of Covenants, Conditions and Restrictions for Farrow Townhomes of record in Instrument No. 20140211-0012045, as amended by Amendment No. 1 to Declaration of Covenants, Conditions and Restrictions for Farrow Townhomes of record in Instrument No. 20140212-0012589, 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 Deanna Harrison Pink, married of record in Instrument No. 20140212-0012510 Register's Office for Davidson County, Tennessee, dated February 7, 2014 and recorded on February 12, 2014. (Value of consideration shown in aforementioned deed $60,000.00.) Being also known as 505B Stevenson Street, Nashville, TN 37209.

Being the same property conveyed to Hybrid Phoenix Holdings, LLC by deed from C & B Properties of record in Instrument No. 20140723-0065529 Register's Office for Davidson County, Tennessee, dated 7-18-2014 and recorded on 7-23-2014. (Value of consideration shown in aforementioned deed $75,000.00.) Being also known as 509A Stevenson Street Nashville, TN 37209.

Being a portion of the same property conveyed to Hybrid Phoenix Property Holdings, LLC, a Tennessee Limited Liability Company by Warranty deed from South Tenth Street, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20130417-0038342 Register's Office for Davidson County, Tennessee, dated April 15, 2013 and recorded on April 17, 2013 and Scrivener's Affidavit recorded on May 30, 2013 in Instrument No. 20130530-0054615. (Value or consideration as shown in aforementioned deed $950,000.00.)