Bill Garrett Davidson County
Batch# 65134 DEEDWARR
03/05/2018 02:04:30 PM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20180305-0020625

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-24-2021
(AFFIX SEAL)

JODI JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

J-HP-18-1016-H

THIS INSTRUMENT WAS PREPARED BY AND RETURN 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)
Elizabeth Bouffanie **Tiffany Whitmore**	~~New Owner~~ Franklin American Mortgage Company	
(NAME) **1016 A Maynor St.**	(NAME) 6100 Tower Circle Ste 600	**072-06-1K-001.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) Franklin TN 37067	
(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, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELIZABETH BOUFFANIE, A MARRIED WOMAN AND TIFFANY WHITMORE, A MARRIED WOMAN,** 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:

Unit A, 1016 MAYNOR AVENUE TOWNHOMES, as established under Declaration of Covenants, Conditions and Restrictions for 1016 Maynor Avenue Townhomes of record in Instrument No. 20160929-0102633, in the Register's Office, DAVIDSON County, Tennessee, to which deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Robert A. Johnson, Sr., married, by Warranty Deed from Dennis W. Moss, Jr. and wife, Lisa Moss, of record in Book 10251, Page 787, in the Register's Office of Davidson County, Tennessee, dated November 05, 1996 and recorded on November 06, 1996.

Being the same property conveyed to Hybrid Phoenix Holdings, LLC, by Warranty Deed from Robert A. Johnson, Sr., married, of record in Instrument No. 20160602-0055501, in the Register's Office of Davidson County, Tennessee, dated May 26, 2016 and recorded on June 02, 2016.

This conveyance is subject to:
- County of DAVIDSON taxes for the year 2018 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAYNOR PLACE, as recorded in Plat Book 843, Page(s) 24, in the Register's Office of Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1536, Page 73, in the Register's Office of Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160929-0102633, in the Register's Office of Davidson County, Tennessee.
- Easement for Water Main, recorded in Book 2196, Page 282, in the Register's Office of Davidson County, Tennessee.
- Charter on Hybrid Phoenix Holdings, LLC of record at Instrument No 20161128-0109356, in the Register's Office of Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1016 A Maynor St., Nashville, Tennessee 37216**.

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 1 DAY OF MARCH, 2018.

Hybrid Phoenix Holdings LLC, a Tennessee Limited Liability Company

Hybrid Builders LLC

BY: _____
William Y Lovelace, III
Member

Phoenix Property Holdings, LLC

BY: _____
Giachery Lizarraga
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM Y LOVELACE, III, 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 of HYBRID PHOENIX HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st of MARCH, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GIACHERY LIZARRAGA, 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 MEMBER of HYBRID PHOENIX HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st of MARCH, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

_____
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019