Bill Garrett Davidson County
Batch# 75226 DEEDQC
04/02/2018 10:37:37 AM 4 pgs
Fees: $23.00 Taxes: $6,475.00
20180402-0030068

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 $1,750,000.00.

Affiant

Subscribed and sworn to before me on this the 28th day of March, 2018.

Notary Public

My Commission expires: March 8, 2022

CASSANDRA L. ANELLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Builder Mighty, LLC 143 Calvert Ct. Piedmont, CA 94611	317 Ash St. Nashville, TN 37210	05800006800

RECITALS:

FOR AND IN CONSIDERATION of the sum of One Million Seven Hundred Fifty Thousand and 00/100ths Dollars ($1,750,000.00) cash in hand paid, **HYBRID PHOENIX HOLDINGS, LLC**, a Tennessee limited liability company ("Grantor"), does hereby quitclaim and convey unto **BUILDER MIGHTY, LLC**, a Tennessee limited liability company ("Grantee"), all of its right, title and interest in and to that certain real property 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 executed this document to be effective as of March 12, 2018.

GRANTOR:

HYBRID PHOENIX HOLDINGS, LLC,
a Tennessee limited liability company

By: Phoenix Property Holdings, LLC
Its: Member

By: Giachery Lizarraga member
Name: Giachery Lizarraga
Title: Managing Member

By: Hybrid Builders, LLC
Its: Member

By: William Yancy Lovelace member
Name: William Yancy Lovelace
Title: Managing Member

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 Managing Member of PHOENIX PROPERTY HOLDINGS, 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 NASHVILLE, Tennessee, this 9th day of FEBRUARY, 2018.

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

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

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, William Yancy 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 NASHVILLE, Tennessee, this 9th day of FEBRUARY, 2018.

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

EXHIBIT A

DESCRIPTION OF PROPERTY

A twenty percent (20%) undivided interest as tenants in common with Seller of real property situated in Davidson County, Tennessee and legally described as follows:

Land in the 13th, formerly the 23rd, Civil District of said County, being part of Lot No. 3 on the map of the J. H. Drake Lands, as of record in Book 974, page 34, Register's Office for said County, described as follows:

Beginning in the center of Drake's Branch Road at the northeast corner of a 2.3 acre tract; thence with the center of said Road, north 43 deg. 15' west 550 feet; thence north 38 deg. 34' West 68.6 feet to the corner of J. W. Drake's lot; thence leaving said Road and with J. W. Drake's line, south 85 deg. 36' west 577.6 feet; thence north 1 deg. 27' west 209.4 feet; thence north 89 deg. 7' west 818.9 feet to a post at the northwest corner of said Lot No. 3; thence south 3 deg. 39' west 906.1 feet to the corner of Lots Nos. 2 and 3; thence with the line between said two lots, south 87 deg. 44' east 1,653.4 feet to the southwest corner of said 2.3 acre tract; thence with the westerly line of said tract and fence, north 1 deg. 53' east 287 feet; thence North 79 deg. 49' east 219.3 feet to the beginning, containing 31.7 acres, more or less.

Being the same property conveyed to Hybrid Phoenix Holdings, LLC by deed from Samuel H. Howard, married man of record in Document Number 20160502-0043014, Register's Office for Davidson County, Tennessee.