Bill Garrett Davidson County
Batch# 76994 DEEDWARR
04/06/2018 02:27:44 PM 2 pgs
Fees: $13.00 Taxes: $2,867.50
20180406-0032669

WARRANTY DEED

NORA EL-CHAER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$775,000.00**

Affiant

Subscribed and sworn to before me, this the 2nd day of April, 2018.

Notary Public

My commission expires: May 03, 2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West Nashville Law Group, PLLC
4800 Charlotte Ave., Nashville, TN 37209

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Hybrid Phoenix Holdings, LLC a Tennessee limited liability company	New Owner	**Map 103-08-0 Parcel 272.00**
317 Main St		
Nashville TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Lonnie H. Goddard, unmarried, and Joyce Mattice, unmarried

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

Hybrid Phoenix Holdings, LLC, a Tennessee limited liability company

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:

Being part of Lot No. 345 on the Map of Richland Realty Company's West Lawn Subdivision, as of record in Book 421, Page 32, Register's Office for said County, described as follows:

Beginning at a point on the easterly margin of West Lawn Drive, 200 feet southerly from the southeast corner of Murphy Road or Minnesota Avenue and said West Lawn Drive; thence with the easterly margin of said West Lawn Drive, southwardly 150 feet to the northwest corner of a part of Lot No. 345 conveyed to T. B. Felts and wife by deed from J. M. Read and wife of record in Book 1281, Page 685, said Register's Office; thence with the northern boundary line of said Felts lot, eastwardly 182 feet to a point in the western boundary line of said Lot No. 346, said point being the northeast corner of said Felts lot; thence with the line between said Lots Nos. 345 and 346 northwardly 150 feet to the southeast corner of a part of Lot No. 345 conveyed to Leila A. Miller by deed from Russell Campbell, Executor, of record in Book 1358, Page 564, said Register's Office; thence westwardly 234 feet more or less to the beginning.

Being all of the same property conveyed to Charles G. Ellis and Lonnie H. Goddard, by Installment Deed dated November 2, 1977 from Harrison T. Tritschler and wife, Lucille Tritschler, of record in Book 5218, Page 937, and further conveyed to Lonnie H. Goddard and Joyce Mattice, as tenants in common with right of survivorship, by Quitclaim Deed dated November 4, 2011 from Charles G. Ellis and Lonnie H. Goddard and Robert B. Young, Trustee, of record in Instrument No. 20111104-0086272, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 421, Page 32, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easements to the City of Nashville for Sanitary Sewer of record in Book 1913, Page 507 and Book 1975, Page 1, said Register's Office. (3) No insurance is afforded as to the exact amount of acreage contained in the property described herein. (4) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **4424 Westlawn Drive, Nashville, TN 37209**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 18P18-4424

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 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 my/our hand(s) this **2nd** day of **April, 2018.**

Lonnie H Goddard

Lonnie H. Goddard

Joyce Mattice

Joyce Mattice

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Lonnie H. Goddard and Joyce Mattice,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **2nd** day of **April, 2018.**

Nora El-Chaer

Notary Public

NORA EL-CHAER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: May 03, 2021