THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 180516426

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $505,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of August, 2018.

Notary Public
My Commission Expires: 1-3-22

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Bill Garrett Davidson County
Batch# 129720 DEEDWARR
08/16/2018 10:31:30 AM 2 pgs
Fees: $13.00 Taxes: $1,868.50
20180816-0081193

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Hybrid Phoenix Holdings LLC 1004 Russel Street Unit 5 Nashville TN 37206	New Owner	Tax Parcel ID No. 083-09-0E-008.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Braden Gall, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hybrid Phoenix Holdings LLC, a Tennessee limited liability company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 8, 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 the same property conveyed to Braden Gall a single man by Warranty deed from Hybrid Phoenix Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150521-0047212 Register's Office for Davidson County, Tennessee, dated May 19, 2015 and recorded on May 21, 2015.

Haley Woodall Gall joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Braden Gall.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140211-0012045, as amended in Instrument No. 20140212-0012589, and for Farrow Master of record in Instrument No. 20140211-0012044, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the

Return to:
Rudy Title and Escrow, LLC
2012 21st Ave South

extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Farrow Townhomes Homeowner's Association, Inc. of record in Instrument Number 20140220-0014520 and Instrument Number 20140220-0014521, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 21, Page 147, Register's Office for Davidson County, Tennessee.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20130722-0075442, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for the Purpose of Public Street Right of Way of record in Instrument Number 20140224-0015486, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1004 Russel Street Unit 5 Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 instrument on this 13th day of August, 2018.

Braden Gall

Haley Woodall Gall

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Braden Gall and Haley Woodall Gall, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of August, 2018.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022