WARRANTY DEED

A-FNB-18-2213

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,020.58

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-7-19 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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)
Braden Gall and Jane Haley Woodall	**First National Bank of Middle Tennessee**	
(NAME) **2213 Carter Avenue Unit A**	(NAME) **200 East Main Street**	**083-03-4J-001.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **McMinnville, TN 37110**	
(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 **BRADEN GALL AND JANE HALEY WOODALL, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Unit A, 2213 Carter Avenue Residences, as shown in the Declaration of Covenants, Conditions and Restrictions for 2213 Carter Avenue Residences of record in Instrument Number 20180226-0017784, 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 Phoenix Property Holdings, LLC by Warranty deed from Alpha-Zoe Hall, unmarried of record in Instrument No. 20140917-0085179 Register's Office for Davidson County, Tennessee, dated September 12, 2014 and recorded on September 17, 2014.

Being the same property conveyed to Hybrid Phoenix Holdings, LLC, a Tennessee limited liability company by Quitclaim deed from Phoenix Property Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20180326-0028197 Register's Office for Davidson County, Tennessee, dated March 22, 2018 and recorded on March 26, 2018.

This conveyance is subject to:
- Taxes for 2018 and subsequent years 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 20180226-0017784, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20170523-0051102, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 4595, Page 175 and Plat Book 21, Page 9, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2213 Carter Avenue Unit A, Nashville, Tennessee 37206**.

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.

Bill Garrett Davidson County
Batch# 131099 DEEDWARR
08/20/2018 03:15:22 PM 2 pgs
Fees: $13.00 Taxes: $2,586.38
20180820-0082576

Witness my/our hand(s) this the 13 DAY OF AUGUST, 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 13th, of August, 2018.

_____
Notary Public
My Commission Expires: 5/2/22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

* Member

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 13th, of August, 2018..

_____
Notary Public
My Commission Expires: 5/2/22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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