RECORD AND RETURN TO:

BILL GARRETT, Davidson County
Trans:T20140052485 DEEDWARR
Recvd: 07/21/14 14:39 2 pgs
Fees:13.00 Taxes:1091.50
20140721-0064603

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$295,000.00**

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21th DAY OF JULY, 2014.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 10/8/16

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Timothy J. Wilson, Jr. **113 Farmview Place** **Venetia, PA 15367**	New Penn Financial LLC 4000 Chemical Rd, #200 Plymouth Meeting, PA 19462	**81-8-2-I-2.00CO**

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **RED GROUP LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY J. WILSON, JR., married**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Unit 2, FIFTH AVENUE TOWNHOMES, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140123-0006452, amended at Instrument No. 20140124-0006985, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Red Group LLC, a Tennessee limited liability company by Warranty Deed from HR Properties of Tennessee, a Tennessee general partnership, recorded on the 30th day of December, 2013 in Instrument No. 20131230-0130728, in the Register's Office of Davidson County, Tennessee.

Subject to restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of record in Plat Book 21, Page 64, and Instrument No. 20140123-0006452, amended at Instrument No. 20140124-0006985, 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).

This is improved property known as 1816 A 5th Avenue, North, Nashville, TN 37208

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, their heirs and assigns, forever, and we do covenant with 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 its hand this 11th day of July, 2014.

RED GROUP LLC, a Tennessee limited liability company

By: _____
ROBIN YORK, CHIEF MANAGER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public within and for the State and County aforesaid, personally appeared ROBIN YORK, with whom I am personally acquainted and who upon oath(s) acknowledged himself to be the Chief Manager of RED GROUP LLC, a Tennessee limited liability company, the within named bargainor, and corporation, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ROBIN YORK, as such Chief Manager.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of July, 2014.

_____
Notary Public

My Commission Expires: 12/18/2017