This Instrument Prepared By:
HOWARD W. WILSON, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, TN 37215

From Information Furnished by the Parties

MAP& PARCEL 133020393.00

BILL GARRETT, Davidson County
Trans:T20140059638 DEEDWARR
Recvd: 08/14/14 09:34 2 pgs
Fees:13.00 Taxes:157.25

20140814-0073362

NAME & ADDRESS OF NEW OWNER:
Red Horse DevCo., LLC
667 Wedgewood Avenue, Ste C
Nashville, TN 37203

SEND TAX BILLS TO:
Same

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **I**, the undersigned, **DUANE BLEVINS,** "Grantor", has this day bargained and sold and do hereby transfer and convey unto **RED HORSE DEVCO., LLC, a Tennessee limited liability company**, "Grantee", its successors and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

Part of Lot Number 7 on the plan of the subdivision of the real estate of Hincey Petway, deceased as of record in Minute Book 1, Page 442, Chancery Court at Nashville, being Lot Number 10 and the easterly one-half of Lot Number 11 on the unrecorded map of A.C. Roth's Subdivision, described as follow:

Beginning at a point on the northerly margin of Antioch Pike 590 feet east of the easterly margin of McComb Avenue, formerly Stewart Street; thence northwardly and parallel with the easterly margin of McComb Avenue 162 1/2 feet to a point in the corner of Lot Numbers 9 and 10; thence southwardly with the line between Lot Numbers 9 and 10, 163.9 feet, to the northerly margin of Antioch Pike; thence with the northerly margin of said pike westerwardly 75 feet to the point of beginning.

Being the same property conveyed to Duane Blevins, by Warranty Deed from Thomas E. Warren, dated July 25, 2014, appearing of record in Instrument No. 20140730-0067858, of the Register's Office of Davidson County, Tennessee.

This being investment property only, having never been the personal residence of the grantor at anytime. Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

THIS CONVEYANCE IS SUBJECT TO:

Any and all matters on unrecorded plat of A.C. Roth's Subdivision and survey by Z.J. Wilkinson dated May 30, 1940; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of record in Book 1118, page 675; Property Standards Order for Demolition or Removal of Structure dated May 14, 2014, and recorded in Instrument No. 20140515-0041836; all of the Register's Office of Davidson County, Tennessee, and to any restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is unimproved property known as 244 Antioch Pike, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, its successors and assigns, forever.

The undersigned covenants with the said Grantee that he is lawfully seized and possessed of said parcel of real estate, and that he has a good and lawful right to convey the same; and that the same is

unencumbered, except for the 2014 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds himself, his heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor to the Grantee with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 12th day of August, 2014.

Duane Blevins

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Duane Blevins**, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 12th day of August, 2104.

NOTARY PUBLIC

Audra D. Cross STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

My Commission Expires: _____

My Commission Expires: 05-23-2016

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$42,500.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 12th day of August, 2014.

NOTARY PUBLIC

Audra D. Cross STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

My Commission Expires: _____

My Commission Expires: 05-23-2016