This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, TN 37215

MAP & PARCEL: 133020393.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Mike Wissel and Dallas Monday
2008 Woodlake Ct
Nashville, TN 37214

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, the undersigned, **RED HORSE DEVCO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, "Grantor" has this day bargained and sold and does hereby transfer and convey unto **MIKE WISSEL AND DALLAS MONDAY**, "Grantees", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND Davidson County, Tennessee, and being more particularly described as follows, 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 Red Horse DevCo., LLC, a Tennessee limited liability company, by Warranty Deed from Duane Blevins, dated August 12, 2014, appearing of record in Instrument No. 20140814-0073362, of the Register's Office of Davidson County, Tennessee.

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 Restrictive Covenants of record in Book 1118, page 675; and a Temporary slope and construction easement to Metro as state in the Deed of record in Book 4355, page 384; all of the Register's Office of Davidson County, Tennessee.

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 Grantees, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate, and that it has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2015 real property taxes which have been prorated between the parties and are assumed by the Grantees.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantees, their heirs 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 Grantees with delivery of this deed.

BILL GARRETT, Davidson County
Trans:T20150001726 DEEDWARR
Recvd: 01/08/15 10:34 2 pgs
Fees:13.00 Taxes:203.50
20150108-0002044

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 6th day of January, 2015.

Red Horse DevCo, LLC

BY: _____
Anthony E. Ewing, Managing Member of Ewing Holdings, LLC

BY: _____
Bryan Krabousanos, Managing Member of The Cumberland Holdings Company, LLC

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Audra D. Cross, personally appeared **ANTHONY E. EWING** which whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Managing Member of Ewing Holdings, LLC, which is a member of Red Horse DevCo., LLC**, the within named bargainor, and that he as such **Managing Member of Ewing Holdings, LLC**, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Ewing Holdings, LLC which is a Member of Red Horse DevCo., LLC** by himself as **Managing Member**.

WITNESS MY HAND AND OFFICIAL SEAL at office this 6th day of January, 2015.

Audra D. Cross STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

_____
NOTARY PUBLIC
My Commission Expires: _____

My Commission Expires: 05-23-2016

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Audra D. Cross, personally appeared **BRYAN KRABOUSANOS** which whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Managing Member of The Cumberland Holdings Company, LLC, which is a member of Red Horse DevCo., LLC**, the within named bargainor, and that he as such **Managing Member of The Cumberland Holdings Company, LLC**, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **The Cumberland Holdings Company, LLC which is a Member of Red Horse DevCo., LLC** by himself as **Managing Member**.

WITNESS MY HAND AND OFFICIAL at office this 6th day of January, 2015.

Audra D. Cross STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

_____
NOTARY PUBLIC
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 **$55,000.00** 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 6th day of January, 2015.

Audra D. Cross STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

_____
NOTARY PUBLIC

My Commission Expires: _____

My Commission Expires: 05-23-2016