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

MAP & PARCEL 105070351.00

From Information Furnished by the Parties

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

SEND TAX BILLS TO:
Same

BILL GARRETT, Davidson County
Trans:T20150015526 DEEDWARR
Recvd: 03/03/15 10:48 2 pgs
Fees:13.00 Taxes:444.00
20150303-0018392

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, **LYNNE D. WALLACE, UNMARRIED**, "Grantor", have this day bargained and sold and do hereby transfer and convey unto **RED HORSE DEVCO., LLC, A TENNESSE LIMITED LIABILITY COMPANY**, "Grantee", its successors and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot Nos. 1 and 2, on the Final Plat of Minor Subdivision, 507 Moore Avenue, as shown by plat appearing of record in Instrument No. 20140527-0045345, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Lynne D. Wallace, by Warranty Deed from Thelma Lane, dated August 20, 2004, appearing of record in Instrument No. 20040908-0108376, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to any and all matters shown on the Plan of record in Instrument No. 20140527-0045345, Register's Office for 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 507 Moore Avenue, Nashville, TN 37203.

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 she is lawfully seized and possessed of said parcel of real estate, and that she 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 Grantee.

The undersigned further covenants and binds herself, her 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.

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IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 25th day of February, 2015.

LYNNE D. WALLACE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

WITNESS MY HAND AND OFFICIAL SEAL at office this the 25th day of February, 2015.

NOTARY PUBLIC

Audra D. Cross STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

My Commission Expires: _____

My Commission Expires: 05-23-2016

A F F I D A V I T

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$120,000.00** 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 25th day of February, 2015.

NOTARY PUBLIC

Audra D. Cross STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

My Commission Expires: _____

My Commission Expires: 05-23-2016

---------- [Space Below This Line For Recording Data] ----------