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

MAP/PARCEL NO: 105070X00100CO

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Stephanie D. Maskas
507 A Moore Avenue
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, 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 **STEPHANIE D. MASKAS, A SINGLE WOMAN**, "Grantee", her heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, being Unit A, on the Plan of 507 Moore Avenue Townhomes appearing on Exhibit "C" of Declaration of Covenants, Conditions and Restrictions for 507 Moore Avenue Townhomes, of record in Instrument No. 20150507-0041679 and amended in Instrument No. 20151215-0126088, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for more complete description of the property.

BEING the property conveyed to Red Horse DevCo., LLC, a Tennessee limited liability company, by Quitclaim Deed from Lynne D. Wallace, unmarried, dated December 10, 2015, appearing of record in Instrument No. 20151215-0126091, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 137, page 91, Instrument Number 20140527-0045345 and Instrument Number 20150318-0023065; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Declaration of Covenants, Conditions and Restrictions of 507 Moore Avenue Townhomes of record in Instrument No. 20150507-0041679 and amended in Instrument No. 20151215-0126088; Charter of 507 Moore Avenue Townhomes Homeowners' Association, Inc. of record in Instrument No. 20150515-0044803; and a Surveyor's Certificate of Correction of record in Instrument No. 20150407-0030330; all of the Register's Office of Davidson County, Tennessee.

This is improved property known as 507 A Moore Ave., 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, her heirs and assigns, forever.

The undersigned covenants with the said Grantee 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 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee.

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 Grantee, her 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 Grantee with delivery of this deed.

BILL GARRETT, Davidson County
Trans:T20160006318 DEEDWARR
Recvd: 01/25/16 13:32 2 pgs
Fees:13.00 Taxes:1661.30
20160125-0006915

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 20th day of January, 2016.

RED HORSE DEVCO., LLC

BY: _____

ANTHONY E. EWING, Managing Member
of Ewing Holdings, LLC

_____

BRYAN KRABOUSANOS, Managing Member
of The Cumberland Holdings Company, LLC

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Audra D. Cross, a Notary Public of Said County and State, 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 20th day of January, 2016.

Audra D. Cross
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

_____
NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

My Commission Expires: 05-23-2016

Before me, Audra D. Cross, a Notary Public of Said County and State, 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 seal at office this 20th day of January, 2016.

Audra D. Cross
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

_____
NOTARY PUBLIC
My Commission Expires: _____

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 **$449,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Audra D. Cross
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

_____
AFFIANT

Sworn to and subscribed before me this 20th day of January, 2016.

_____
NOTARY PUBLIC

My Commission Expires: _____

My Commission Expires: 05-23-2016