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

MAP & PARCEL NO: 105070W002.00CO

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Nicholas J. Grome and Rebecca L. Grome
509 B Moore Avenue
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20160008201 DEEDWARR
Recvd: 02/01/16 09:17 2 pgs
Fees:13.00 Taxes:1664.69
20160201-0009181

SEND TAX BILLS TO:
New Owner

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 **NICHOLAS J. GROME AND REBECCA L. GROME, HUSBAND AND WIFE**, "Grantees", their heirs and assigns, forever, the following described real estate situated in County, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, being all of Unit B, as shown on the Plan of 509 Moore Avenue Townhomes, a Horizontal Property Regime, filed as Exhibit C and established by the Declaration of Covenants, Conditions and Restrictions appearing of record in Instrument No. 20150506-0041421, of the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in the Declaration, reference to which is hereby made for more complete and detailed description of the Unit, the rights and obligations of the declarant and the unit owners, and the By-Laws of the Association of owners.

BEING a portion of the property conveyed to Red Horse DevCo., LLC, a Tennessee limited liability company, by Warranty Deed from Lynne D. Wallace, unmarried, dated February 25, 2015, appearing of record in Instrument No. 20150303-0018392, 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 Instrument Number 20140527-0045345, and Instrument Number 20150318-0023065, as corrected by Surveyor's Certificate of Corrections in Instrument Nos. 20150407-0030330 and 20151215-0126088; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of 509 Moore Avenue Townhomes Subdivision of record in Instrument No. 20150506-0041421; Charter of 509 Moore Avenue Townhomes Homeowners Association, Inc. of record in Instrument No. 20150506-0041422; all of the Register's Office for Davidson County, Tennessee.

This is improved property known as 509 B 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 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 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 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.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 29th day of January, 2016.

RED HORSE DEVCO., LLC

BY: EWING HOLDINGS, LLC

BY: _____
ANTHONY E. EWING, Member

BY: THE CUMBERLAND HOLDINGS COMPANY, LLC

BY: _____
BRYAN KRABOUSANOS, Member

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 **Member** of **Ewing Holdings, LLC, which is a member of Red Horse DevCo., LLC**, the within named bargainor, and that he as such **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 **Member**.

WITNESS my hand and official seal at office this 29th 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 **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 **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 **Member**.

WITNESS my hand and official seal at office this 29th day of January, 2016.

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 **$449,916.00** 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 29th day of January, 2016.

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
NOTARY PUBLIC
My Commission Expires: 10/8/16