NEW OWNER:

Red Apple at Nashville, LLC
800 Corporate Drive
Suite 700
Ft. Lauderdale, FL 33334

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 17-0636 FR

Parcel 104-016-0-119.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 24110 **DEEDWARR**
11/08/2017 01:28:56 PM 3 pgs
Fees: $18.00 Taxes: $3,385.50

20171108-0115107

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Nine Hundred Fifteen Thousand and 00/100 Dollars ($915,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOSEPH S. BLACKWELL AND WIFE, JULIA S. BLACKWELL**("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **RED APPLE AT NASHVILLE, LLC, A FLORIDA LIMITED LIABILITY COMPANY** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. Westerly 50 feet of Lot No. 74 on the Plan of Revised Plan of Geo. W. Blair's Subdivision of Belmont Heights of record in Plat Book 332, Page 117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 74 fronts 50 feet on the Southerly side of Ashwood Avenue, and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Joseph S. Blackwell and spouse Julia S. Blackwell by Warranty deed from James Michael Blankinship and wife, Heather Marie Blankinship of record in Instrument No. 20120312-0021145 Register's Office for Davidson County, Tennessee, dated March 09, 2012 and recorded on March 12, 2012.

Being improved property also known as 1913 Ashwood Avenue Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be paid at closing.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 2nd day of **November, 2017**.

JOSEPH S. BLACKWELL

JULIA S. BLACKWELL

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JOSEPH S. BLACKWELL AND JULIA S. BLACKWELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of **November, 2017**.

BRITTANY T. DUGGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

My commission expires: 9-8-2020

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The actual consideration or value, whichever is greater, for this transfer is $ **915,000.00** .

AFFIANT

Sworn to and subscribed to before me this 2nd day of **November, ~~2017~~.**

NOTARY PUBLIC

My commission expires: 9-8-2020