

**UNITED STATES DISTRICT COURT  
MIDDLE DISTRICT OF FLORIDA  
TAMPA DIVISION**

**SECURITIES AND EXCHANGE  
COMMISSION,**

**Plaintiff,**

**v.**

**Case No. 8:20-cv-00325-MSS-MRM**

**BRIAN DAVISON;  
BARRY M. RYBICKI;  
EQUIALT LLC;  
EQUIALT FUND, LLC;  
EQUIALT FUND II, LLC;  
EQUIALT FUND III, LLC;  
EA SIP, LLC;**

**Defendants, and**

**128 E. DAVIS BLVD, LLC, et al.,**

**Relief Defendants.**

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**ORDER**

**THIS CAUSE** comes before the Court for consideration of the Receiver’s Verified Unopposed Motion to Approve Private Sale of Real Property located at 500 Murfreesboro Road, Franklin, Tennessee 37064. (Dkt. 641). At the request of the Securities and Exchange Commission (“SEC”), the Court appointed the Receiver on February 14, 2020 and directed him, in relevant part, to “[m]ake or authorize such payments and disbursements from the funds and assets taken into control, or thereafter received by the Receiver, and incur, or authorize the incurrence of, such expenses and

make, or authorize the making of, such agreements as may be reasonable, necessary, and advisable in discharging the Receiver's duties." (Dkt. 11).

The Court has received and reviewed the Real Estate Purchase and Sale Agreement and the exhibits attached thereto. (Dkts. 641-1, 641-2, 641-3, 641-4 and 641-5). The Court finds the sale commercially reasonable, fair and equitable, and in the best interests of the Receivership Estate.

Accordingly, it is hereby **ORDERED AND ADJUDGED** that:

1. The Receiver's Motion, (Dkt. 641), is **GRANTED**.
2. The sale of the real property located at 500 Murfreesboro Road, Franklin, Tennessee 37064, better known as Williamson County Property Appraiser's Parcel ID Number: 078E B 038.00 000, together with all fixtures, landscaping, improvements, and appurtenances (the "Property") is **APPROVED**.


The legal description is as follows:

A Certain tract of land in Williamson County, Tennessee, described more fully as follows: Lying and being within the corporate limits of the Town of Franklin, Ninth (9th) Civil District of Williamson County, Tennessee, described as follows, to-wit:

Beginning at a stake on the East side of Ewingville Drive, Reedy Robinson's Northwest corner, running thence with Robinson's North boundary line South 79 ½ degrees East 89 feet to a stake; thence North 4 degrees East 222 feet along the West boundary line of Tom Lyons to a stake on the South side of the Murfreesboro Road, Tom Lyons Northwest corner; thence with the South margin of Murfreesboro Road North 85 degrees West 69 feet at the intersection of Ewingville drive; thence with a curve 31.4 feet to a stake on the East side of Ewingville drive; thence with the East margin of Ewingville drive South 4 degrees West 192.8 feet to the beginning, according to survey of C.K. McLemore, dated April 8, 1968.

Being the same property Conveyed to EquiAlt Fund II, LLC, a Nevada Limited Liability Company, by Warranty Deed from JDV, L.P., a Tennessee limited partnership composed of Robert D Vaden and Anne V Rittenberry a/k/a Anise V Rittenberry, of record in Book 7758, Page 975, in the Register's Office of Williamson County, Tennessee, dated September 30, 2019 and recorded on September 30, 2019.

**DONE and ORDERED** in Tampa, Florida, this 21st day of October 2022

  
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MARY S. SCRIVEN  
UNITED STATES DISTRICT JUDGE

**COPIES FURNISHED TO:**  
Counsel of Record