WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130067328 DEEDWARR
Recvd: 08/06/13 11:14 2 pgs
Fees: 13.00 Taxes: 296.00

20130806-0082198

JTG-13-1312

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KEE Capital Group, LLC	KEE Capital Group, LLC	
1312 Pillow Street	667 Wedgewood Ave., Ste. C	
Nashville, TN 37203	Nashville, TN 37203	105-7-140.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we VICKI ANN GOLDEN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KEE CAPITAL GROUP, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:THE NORTHERLY 50 FEET OF THE WESTERLY ONE-HALF OF BLOCK "C" ON THE PLAN OF THE MERRITT LANDS, AS OF RECORD IN MINUTE BOOK "N", PAGE 241, COUNTY COURT CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.SAID NORTHERLY PART OF SAID BLOCK FRONTS 50 FEET ON THE EASTERLY SIDE OF PILLOW STREET AND RUNS BACK BETWEEN PARALLEL LINES, 177.5 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO ROBERT PAUL GOLDEN AND WIFE, VICKI ANN GOLDEN BY WARRANTY DEED FROM ROY R. GEASLEY AND WIFE, JOHNNIE PEARL GEASLEY, RECORDED ON THE 26TH DAY OF DECEMBER, 1985 IN DEED BOOK 6746, PAGE 160, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

**THE SAID ROBERT PAUL GOLDEN HAVING SINCE DIED ON DECEMBER 3, 1991.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN MINUTE BOOK N, PAGE 241; SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1312 Pillow Street, Nashville, Tennessee 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 31st day of July, 2013.

Vicki Ann Golden

Vicki Ann Golden

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, and Vicki Ann Golden, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

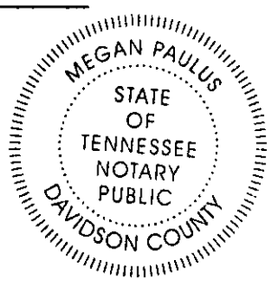
Witness my hand and official seal, this the 31st day of July, 2013.

Megan Paulus

Notary Public

My Commission Expires: 1-9-16

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903