WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130074600 DEEDWARR
Recvd: 08/28/13 14:38 2 pgs
Fees:13.00 Taxes:1295.00

20130828-0090963

B-JE-13-137

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS 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	new owner (NAME)	
667 Wedgewood Ave., Ste. C (ADDRESS)	(ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	104-1-236.00

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 VICKY LYNN CAGLE AND RICKY LEE CONN, 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:

BEING LOTS NOS. 138, 139 AND THE NORTH ONE-HALF OF LOT NO. 140 ON THE MAP OF WEST GROVE SUBDIVISION, OF RECORD IN BOOK 421, PAGE 109, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, THE SOUTHWESTERLY INTERSECTION OF 37TH AVENUE NORTH AND PILCHER AVENUE; THENCE ALONG THE MARGIN OF 37TH AVENUE NORTH, SOUTHERLY 80 FEET TO A POINT; THENCE WESTERLY 160 FEET TO THE EASTERLY MARGIN OF AN ALLEY; THENCE WITH THE MARGIN OF SAID ALLEY, NORTHERLY 110 FEET TO A POINT AT A TURN IN SAID ALLEY; AND CONTINUING WITH SAID ALLEY, EASTERLY 120 FEET TO THE MARGIN OF PINCHER AVENUE; THENCE WITH THE MARGIN OF THE SAME SOUTHEASTERLY 45 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MARGIE HEAD, A MARRIED PERSON BY WARRANTY DEED FROM MARSHALL JACKSON AND WIFE, GENEVA C. JACKSON, RECORDED ON THE 11TH DAY OF AUGUST, 1995 IN DEED BOOK 9760, PAGE 188, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID MARGIE HEAD HAVING SINCE DIED ON AUGUST 19, 2012 AND BEQUEATHED THE SUBJECT PROPERTY TO VICKY LYNN CAGLE AND RICKEY LEE CONN BY LAST WILL AND TESTAMENT FILED FOR RECORD ON OCTOBER 12, 2012 IN DOCKET NO. 12P1578, IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE PROBATE DIVISION. AND FURTHER BEING THE SAME PROPERTY CONVEYED TO VICKY LYNN CAGLE AND RICKEY LEE CONN BY EXECUTRIX'S QUITCLAIM DEED RECORDED MAY 22, 2013 IN INSTRUMENT NO. 20130522-0051957, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 421, PAGE(S) 109; BOOK 4431, PAGE 61; BOOK 4431, PAGE 57, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 137 37th Avenue North, Nashville, Tennessee 37209
(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 22nd day of August, 2013.

Vicky Lynn Cagle

Vicky Lynn Cagle

Ricky Lee Conn

Ricky Lee Conn

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VICKY LYNN CAGLE AND RICKY LEE CONN, 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 15th day of August, 2013.

Notary Public
My Commission Expires:
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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