WARRANTY DEED

B-KC-13-01429

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF October, 2013.

Notary Public

MY COMMISSION EXPIRES: 11/18/14
(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	
667 Wedgewood Ave., Ste. C	(NAME) 667 Wedgewood Ave., Ste. C	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Nashville, TN 37203	105-05-0-557.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CASEY KELLER, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 5 ON THE PLAN OF EDGEHILL ESTATES,SECTION 130 OF RECORD IN PLAT BOOK 5800, PAGE 123, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CASEY KELLER, UNMARRIED BY DEED FROM EDWARD MORRIS, JR. OF RECORD AT INSTRUMENT NO. 20050919-0112527, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 9, 2005 AND RECORDED ON SEPTEMBER 19, 2005. AND FURTHER BEING THE SAME PROPERTY CONVEYED TO CASEY KELLER BY QUITCLAIM DEED FROM JAMIE SUSAN KELLER OF RECORD AT INSTRUMENT NO. 20080714-0072220, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 13, 2008 AND RECORDED ON JULY 14, 2008.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 5800, PAGE 123; BOOK 4220, PAGE 723 AND BOOK 5527, PAGE 631, 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 1429A 14th Avenue South, Nashville, Tennessee 37212
(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 2nd day of October, 2013.

Casey Keller

BILL GARRETT, Davidson County
Trans:T20130086750 DEEDWARR
Recvd: 10/07/13 16:09 2 pgs
Fees:13.00 Taxes:555.00

20131007-0105323

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Casey Keller, 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 2nd day of October, 2013.

Notary Public

My Commission Expires: 5/2014

(SEAL)



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