$75,000.00.

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10/15/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

B-KC-13-1429A

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
Casey Keller	Casey Keller	
1429B 14th Avenue South	3102 Cloverwood Dr.	
Nashville, TN 37212	Nashville, TN 37214	PART OF 105-05-0-557.0
(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 KEE CAPITAL GROUP, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CASEY KELLER, 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 UNIT B OF 1429 14TH AVENUE SOUTH TOWNHOMES, AS SHOWN OF RECORD IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT NO. 20131007-0105324, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO KEE CAPITAL GROUP, LLC BY WARRANTY DEED FROM CASEY KELLER OF RECORD IN INSTRUMENT NO. 20131007-0105323, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1429B 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.

BILL GARRETT, Davidson County
Trans:T20130086750 DEEDWARR
Recvd: 10/07/13 15:16 2 pgs
Fees:13.00 Taxes:277.50
20131007-0105326

Witness my/our hand(s) this 2nd day of October, 2013.

KEE Capital Group, LLC

_____, member
Anthony E. Ewing,
Member of Ewing Holdings, LLC

_____, member
John H. Eldridge, III,
Member of E3 Construction Services, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John Gleaves, a Notary Public of said County and State, personally appeared Anthony E. Ewing which whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member (Title) of Ewing Holdings, LLC, which is a member of KEE Capital Group, LLC, the within named bargainor, and that he as such Member of Ewing Holdings, LLC (Title), and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Ewing Holdings, LLC which is a Member of KEE Capital Group, LLC by himself as Member (Title).

Witness my hand and seal, in Nashville, this 2 day of October, 2013.

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____
Notary Public
My Commission Expires: 5-20-14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John Gleaves, a Notary Public of said County and State, personally appeared John H. Eldridge, III which whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member (Title) of E3 Construction Services, LLC, which is a member of KEE Capital Group, LLC, the within named bargainor, and that he as such Member of E3 Construction Services, LLC (Title), and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of E3 Construction Services, LLC which is a Member of KEE Capital Group, LLC by himself as Member (Title).

Witness my hand and seal, in Nashville, this 2 day of October, 2013.

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____
Notary Public
My Commission Expires: 5-20-14

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