WARRANTY DEED

B-E3-14-1312AA

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

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

Subscribed and sworn to before me this 21st DAY OF March, 2014.

Notary Public

MY COMMISSION EXPIRES: 5-2014

(AFFIX SEAL)

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
Charles D. Miller	Wells Fargo Bank, N.A.	
3817 Lookout Drive (ADDRESS)	1525 W W T Harris Blvd. (NAME)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Charlotte, NC 28262 (ADDRESS) (CITY) (STATE) (ZIP)	105-7-E-1.00CO

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, we KEE CAPITAL GROUP, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHARLES D. MILLER, UNMARRIED, 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 A, 1312 PILLOW STREET TOWNHOMES, AS SHOWN IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20130917-0098014, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO KEE CAPITAL GROUP, LLC BY WARRANTY DEED FROM VICKI ANN GOLDEN, UNMARRIED, RECORDED ON THE 6TH DAY OF AUGUST, 2013 IN INSTRUMENT NO. 20130806-0082198, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2014 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN INSTRUMENT NO. 20130917-0098014 AND INSTRUMENT NO. 20130715-0073071, 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 1312 A 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.

BILL GARRETT, Davidson County
Trans:T20140019801 DEEDWARR
Recvd: 03/25/14 11:30 2 pgs
Fees:13.00 Taxes:1110.00

20140325-0024389

Witness my/our hand(s) this 21st day of March, 2014.

KEE Capital Group, LLC

Anthony E. Ewing,
Member of Ewing Holdings, LLC

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Rachel Wilson, 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 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, 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.

Witness my hand and seal, in Nashville, this the 21st day of March, 2014.

Notary Public
My Commission Expires: _____

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-15-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Rachel Wilson, 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 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, 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.

Witness my hand and seal, in Nashville, this the 21st day of March, 2014

Notary Public
My Commission Expires: _____

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-15-2016

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