WARRANTY DEED

B-KW-14-1310B

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF March, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/8/16
(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
Adrian Taylor	F&M Bank	
1310B Pillow Street (ADDRESS)	50 Franklin St. (NAME) (ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Clarksville, TN 37040 (CITY) (STATE) (ZIP)	105-07-0-D-002.00 CO

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 ADRIAN TAYLOR, A SINGLE WOMAN, 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 NO. B, ON THE PLAN OF 1310 PILLOW STREET TOWNHOMES, FILED AS EXHIBIT TO AND ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20130917-0098015, REGISTER'S OFFICE, DAVIDSON COUNTY, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS/ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO 1310 PILLOW STREET PARTNERSHIP BY WARRANTY DEED DATED 05/10/2013 FROM ROBERT A. O'MALLEY AND WIFE, BETTY S. O'MALLEY OF RECORD IN INSTRUMENT 20130514-0048314, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER BEING PART OF THE SAME PROPERTY CONVEYED TO KEE CAPITAL GROUP, LLC BY QUIT CLAIM DEED DATED 09/17/2013 FROM 1310 PILLOW STREET PARTNERSHIP OF RECORD IN INSTRUMENT 20130917-0097974, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2014 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN BOOK 421, PAGE 153; INSTRUMENT 20130917-0098015; INSTRUMENT 20130926-0101103, 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 1310B 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:T20140021485 DEEDWARR
Recvd: 03/31/14 15:37 2 pgs
Fees:13.00 Taxes:1105.30
20140331-0026489

Witness my/our hand(s) this 27th 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, 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 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 27th day of March, 2014.

Notary Public
My Commission Expires: 5 2014

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

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 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 27th day of March, 2014

Notary Public
My Commission Expires: 5 2014

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

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