BILL GARRETT, Davidson County
Trans:T20140022069 DEEDWARR
Recvd: 04/02/14 11:07 2 pgs
Fees:13.00 Taxes:1159.95
20140402-0027251

WARRANTY DEED

B-KW-13-1310

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $313,500.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF March, 2014.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CINDY CARNEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Commission Expires August 23, 2016

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
Aaron Hall	Peoples Home Equity, Inc.	
1310A Pillow Street (ADDRESS)	5205 Maryland Way, Suite100 (NAME)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (ADDRESS) (CITY) (STATE) (ZIP)	040701400 (Parent) 1050

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 AARON HALL, AN UNMARRIED MAN, 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. A OF 1310 PILLOW STREET TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS LOCATED AT NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 1310 PILLOW STREET TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20130917-0098015, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS, PROPERTY, CO-OWNERS AND TENANTS OF 1310 PILLOW STREET TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CONTAINED IN SAID DECLARATION, THE PLAT FILED AS EXHIBIT "C" TO SAID DECLARATION APPEARING IN INSTRUMENT NO. 20130917-0098015, AND BY-LAWS APPENDED THERETO AS EXHIBIT "B", REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ARE INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

BEING PART OF THE SAME PROPERTY CONVEYED TO 1310 PILLOW STREET PARTNERSHIP BY DEED FROM ROBERT A. O'MALLEY AND WIFE, BETTY S. O'MALLEY OF RECORD AT INSTRUMENT NO. 20130514-0048314, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 10, 2013 AND RECORDED ON MAY 14, 2013. AND BEING PART OF THE SAME PROPERTY CONVEYED TO KEE CAPITAL GROUP, LLC BY QUITCLAIM DEED FROM 1310 PILLOW STREET PARTNERSHIP OF RECORD AT INSTRUMENT NO. 20130917-0097974, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 17, 2013 AND RECORDED ON SEPTEMBER 17, 2013.

THIS CONVEYANCE IS SUBJECT TO A) 2014 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 421, PAGE 153; INSTRUMENT NUMBER 20130917-0098015, 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 1310A 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.

Witness my/our hand(s) this 31st 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 31st 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 31st 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