This Instrument Prepared By:
HOWARD W. WILSON, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 105 050 205.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
KEE Capital Group, LLC
667 Wedgewood Avenue, Unit C
Nashville, TN 37203

SEND TAX BILLS TO:
Same

BILL GARRETT, Davidson County
Trans:T20140022202 DEEDWARR
Recvd: 04/02/14 13:44 4 pgs
Fees:23.00 Taxes:3145.00
20140402-0027403

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned, **GILBERT LEE COHEN AND COHEN GIRLS PARTNERS, A PARTNERSHIP COMPRISED OF PAMELA LEE COHEN BERNSTEIN (NOW KNOWN AS PAMELA COHEN BERNSTEIN), MELISSA KAY COHEN, AND HOLLY LYNN COHEN (NOW KNOWN AS HOLLY COHEN VARSALONA)**, "Grantors" have this day bargained and sold and do hereby transfer and convey unto **KEE CAPITAL GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, "Grantee", its successors and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

Tract I:

Land in Davidson County, Tennessee, and being the easterly part of Lot No. 14 on the Allen unrecorded Plan of Lots, described according to a survey made by James A. Hamilton, Jr., dated June 21, 1958.

Said part of said lot fronts 100.0 feet on the westerly side of 13th Avenue South and runs back between lines, 89.0 feet on the southerly line and 87.1 feet on the northerly line, along the southerly margin of Wade, formerly Wallace Avenue, to a dead line in the rear on which it measures 100.0 feet, more or less.

Tract II:

Land in Davidson County, Tennessee, and being the westerly 88.0 feet of Lot No. 14, on the Allen unrecorded Plan of Lots, described according to a survey made by James A. Hamilton, Jr., dated June 21, 1958.

Said part of said lot fronts 100.0 feet on the easterly side of 14th Avenue South, as widened, and runs back between lines 88.0 feet along the southerly margin of Wade, formerly Wallace Avenue, to a dead line in the rear on which it measures 100.0 feet, more or less.

BEING the same property conveyed to Gary Ormond Cohen, Alan Robert Cohen, Gilbert Lee Cohen and Walter Samuel Cohen, by deed dated December 14, 1966, from Phil Cohen and wife, Sara K. Cohen, of record in Book 4086, page 86, Register's Office for Davidson County, Tennessee. Walter S. Cohen (one and the same person as Walter Samuel Cohen) died in 1993, and by his Will of record in Will Book 189, page 88, Probate Court Clerk's Office for Davidson County, Tennessee, his interest in subject property was devised to Gary O. Cohen, Alan R.

Cohen and Gilbert Lee Cohen. Gary O. Cohen, Alan R. Cohen and Gilbert Lee Cohen, devisees under the Last Will and Testament of Walter S. Cohen, conveyed their interest in subject property to Gary O. Cohen, Alan R. Cohen and Gilbert Lee Cohen, as tenants in common, by Quitclaim Deed dated September 28, 1994, of record in Book 9400, page 743, said Register's Office. Alan R. Cohen died January 17, 2006, in Sante Fe County, New Mexico, and pursuant to the terms of his will, a copy of which has been filed under Docket No. 06P-596, Probate Court Clerk's Office for Davidson County, Tennessee, his interest in subject property was devised to the Trustee of the Alan R. Cohen Trust of December 1999, the original devise to decedent's wife, Leslie Frederica Goodwill-Cohen, having lapsed upon the entry of a final decree of dissolution of marriage in the Sante Fe County, New Mexico, District Court, Docket No. D-0101-DM-2005-00876. Gilbert L. Cohen was appointed Personal Representative of the Estate of Alan R. Cohen and was named as Trustee of the Alan R. Cohen Trust of December 1999, for the benefit of decedent's nieces, Pamela Lee Cohen, Melissa Kay Cohen, Holly Lynn Cohen, Allison Gallaudet Cohen and Emily Stratton Cohen. Pamela Lee Cohen is now known as Pamela Lee Cohen Bernstein. Emily Stratton Cohen is now known as Emily Stratton Cohen Moyer.

BEING the same property conveyed to Gary O. Cohen and Gilbert Lee Cohen, by Quitclaim Deed dated July 24, 2006, from Gilbert L. Cohen, Personal Representative of the Estate of Alan R. Cohen, deceased, Gilbert L. Cohen, Trustee of the Alan R. Cohen Trust of December 1999, and Pamela Lee Cohen Bernstein, Melissa Kay Cohen, Holly Lynn Cohen, Allison Gallaudet Cohen, and Emily Stratton Cohen Moyer, as beneficiaries under the Alan R. Cohen Trust of December 1999, appearing of record in Instrument No. 20060728-0091299, of the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Cohen Girls Partners, a partnership comprised of Pamela Lee Cohen Bernstein (now known as Pamela Cohen Bernstein), Melissa Kay Cohen and Holly Lynn Cohen (now known as Holly Cohen Varsalona), by Quitclaim Deed dated April 5, 2012, from Gary O. Cohen, appearing of record in Instrument No. 20120419-0033368, of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to the Survey of Allen unrecorded lots by survey made by James A. Hamilton, Jr., dated June 21, 1958, and to any and all restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 1301 Wade Ave., Nashville, TN 37212.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, its successors and assigns, forever.

The undersigned covenants with the said Grantee that he and it are lawfully seized and possessed of said parcel of real estate, and that he and it have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2014 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds himself and its, heirs, successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantors to the Grantee with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 26th day of March, 2014.

GILBERT LEE COHEN

COHEN GIRLS PARTNERS

BY: _____
PAMELA COHEN BERNSTEIN, Partner

BY: _____
MELISSA KAY COHEN, Partner

BY: _____
HOLLY COHEN VARSALONA, Partner

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **PAMELA COHEN BERNSTEIN**, with whom I am personally acquainted, and who upon her oath acknowledged herself to be one of the partners of **COHEN GIRLS PARTNERS, a New York partnership**, and she as such partner, being authorized so to do, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained by signing the name of **COHEN GIRLS PARTNERS, a New York partnership**, by herself as one of the partners.

WITNESS MY HAND AND OFFICIAL SEAL at office this 26th day of March, 2014.

ROBERT M. HOLLAND, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

My Commission Expires JULY 6, 2015

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **MELISSA KAY COHEN**, with whom I am personally acquainted, and who upon her oath acknowledged herself to be one of the partners of **COHEN GIRLS PARTNERS, a New York partnership**, and she as such partner, being authorized so to do, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained by signing the name of **COHEN GIRLS PARTNERS, a New York partnership**, by herself as one of the partners.

WITNESS MY HAND AND OFFICIAL SEAL at office this 26th day of March, 2014.

ROBERT M. HOLLAND, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

My Commission Expires JULY 6, 2015

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **HOLLY COHEN VARSALONA**, with whom I am personally acquainted, and who upon her oath acknowledged herself to be one of the partners of **COHEN GIRLS PARTNERS, a New York partnership**, and she as such partner, being authorized so to do, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained by signing the name of **COHEN GIRLS PARTNERS, a New York partnership**, by herself as one of the partners.

WITNESS MY HAND AND OFFICIAL SEAL at office this 26th day of March, 2014.

NOTARY PUBLIC

ROBERT M. HOLLAND, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

MY COMMISSION EXPIRES: _____

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **GILBERT LEE COHEN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this 26th day of March, 2014.

NOTARY PUBLIC

ROBERT M. HOLLAND, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

MY COMMISSION EXPIRES: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$850,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 31st day of March, 2014.

NOTARY PUBLIC

Audra D. Cross STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

My Commission Expires: _____

My Commission Expires: 05-23-2016