This Instrument Prepared By:
HOWARD W. WILSON, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, TN 37215

MAP & PARCEL: 104010Q00100C0

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Andrew N. Pheffer and Emily Pheffer
139 37th Avenue North
Nashville, TN 37209

SEND TAX BILLS TO:
Bank of Nashville
401 Church St., #1029
Nashville, TN 37219

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, the undersigned, **KEE CAPITAL GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, "Grantor" has this day bargained and sold and does hereby transfer and convey unto **ANDREW N. PHEFFER AND EMILY PHEFFER, HUSBAND AND WIFE**, "Grantees", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING all of Unit 137-A, as shown on the Plan of 137 37th Avenue North Townhomes, a Horizontal Property Regime, filed as Exhibit C and established by the Declaration of Covenants, Conditions and Restrictions appearing of record in Instrument No. 20140131-0008761, of the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in the Declaration, reference to which is hereby made for more complete and detailed description of the Unit and the Condominium, the rights and obligations of the declarant and the unit owners, and the By-Laws of the Association of owners.

BEING a portion of the same property conveyed to Kee Capital Group, LLC, by Warranty Deed from Vicky Lynn Cagle and Ricky Lee Conn, dated August 22, 2013, appearing of record in Instrument No. 20130828-0090963, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to any and all matters shown on Plan as Exhibit C of the Declaration of Covenants, Conditions and Restrictions for 137 37th Avenue North Townhomes of record in Instrument No. 20140131-0008761; Right-of-Way Easement to Metro Nashville of record in Deed Book 4431, page 61; Sanitary Sewer Easement to Metro Nashville of record in Deed Book 4431, page 57; Subject to all matters shown on the Plan of record in Plat Book 421, page 109; The Declaration of Covenants, Conditions and Restrictions of 137 37th Avenue North Townhomes Subdivision of record in Instrument No. 20140131-008761; and Charter of HOA of record in Instrument No. 20140205-0010147; all of the Register's Office for Davidson County, Tennessee.

This is improved property known as 139 37th Avenue North, Nashville, TN 37209.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantees, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate, and that it has 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 Grantees.

The undersigned further covenants and binds itself, its heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantees, their heirs 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.

BILL GARRETT, Davidson County
Trans:T20140044420 DEEDWARR
Recvd: 06/23/14 16:16 3 pgs
Fees:18.00 Taxes:2048.24
20140623-0054732

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

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 19th day of June, 2014.

KEE Capital Group, LLC

BY: _____
ANTHONY E. EWING
Member of Ewing Holdings, LLC

BY: _____
JOHN H. ELDRIDGE, III, Member of E3 Construction Services, LLC

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, Audra D. Cross, 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 19th day of June, 2014.

_____
Notary Public

Audra D. Cross STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

My Commission Expires: _____

My Commission Expires: 05-23-2016

STATE OF TENNESSEE)
COUNTY OF RUTEHRFORD)

Before me, Audra D. Cross, 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 19th day of June, 2014.

_____
Notary Public

Audra D. Cross STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

My Commission Expires: _____

My Commission Expires: 05-23-2016

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$553,579.12** 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 19TH day of June, 2014.

NOTARY PUBLIC

My Commission Expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017