This Instrument Prepared By:
HOWARD W. WILSON, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Murfreesboro, Tennessee 37129

MAP & PARCEL NUMBER: 10505F002.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Vincent Phamvan
1431 14th Avenue South
Nashville, TN 37212

SEND TAX BILLS TO:
Same

BILL GARRETT, Davidson County
Trans:T20140047626 DEEDWARR
Recvd: 07/03/14 10:52 3 pgs
Fees:18.00 Taxes:2016.50
20140703-0058778

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 **VINCENT PHAMVAN, AN UNMARRIED MAN**, "Grantee", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, Being Unit B of 1429 14th Avenue South Townhomes, as shown of record in the Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20131007-0105324, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said unit.

BEING a portion of the same property conveyed to KEE Capital Group, LLC, by Warranty Deed from Casey Keller, unmarried, dated October 2, 2013, appearing of record in Instrument No. 20131007-0105323, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan shown as Exhibit C of record in the Declaration of Covenants, Conditions and Restrictions for 1429 14th Avenue South Townhomes of record in Instrument No. 20131007-0105324, also subject to Plan of record in Plat Book 5800, page 12; Stormwater Facilities and Maintenance Easement of record in Instrument No. 201400501-0036661; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Declaration of Covenants, Conditions and Restrictions of 1429 14th Avenue South Townhomes of record in Instrument No. 20131007-0105324, and Deed Book 4220, page 723 and Deed Book 5527, page 631; and to the Charter of 1429 14th Avenue South Townhomes Homeowners' Association, Inc., of record in Instrument No. 20131010-0106416; all of the Register's Office for Davidson County, Tennessee.

This is improved property known as 1431 14th Avenue S, 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, his heirs and assigns, forever.

The undersigned covenants with the said Grantee 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 Grantee.

The undersigned further covenants and binds itself, it successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, his 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.

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

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 1st day of July, 2014.

KEE Capital Group, LLC

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

BY: _____
BRYAN KRABOUSANOS, Managing Member of The Cumberland Holdings Company, 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 the **Managing Member** of **Ewing Holdings, LLC, which is a member of KEE Capital Group, LLC**, the within named bargainor, and that he as such **Managing 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 **Managing Member**.

Witness my hand and official seal at office this 1st day of July, 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 RUTHERFORD)

Before me, Audra D. Cross, a Notary Public of Said County and State, personally appeared **Bryan Krabousanos**, which whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Managing Member** of **The Cumberland Holdings Company, LLC, which is a member of KEE Capital Group, LLC**, the within named bargainor, and that he as such **Managing Member of The Cumberland Holdings Company, LLC**, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **The Cumberland Holdings Company, LLC, which is a Member of KEE Capital Group, LLC** by himself as **Managing Member**.

Witness my hand and official seal at office this 1st day of July, 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 **$545,000.00** 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 1st day of July, 2014.

NOTARY PUBLIC

My Commission Expires:

Audra D. Cross
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

My Commission Expires:
05-23-2016