This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, Tennessee 37215

From Information Furnished by the Parties

MAP & PARCEL 150050K002.00

BILL GARRETT, Davidson County
Trans: T20150043822 DEEDWARR
Recvd: 06/04/15 09:57 2 pgs
Fees: 13.00 Taxes: 1920.30
20150604-0052223

NAME & ADDRESS OF NEW OWNER:
Bryan C. Szklarski and Penny Szklarski
1315 Wade Avenue
Nashville, TN 37212

SEND TAX BILLS TO:
Same

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 **BRYAN C. SZKLARSKI AND PENNY SZKLARSKI, 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 2, as shown on the Plan of The Edge at Belmont 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. 20140617-0052717, 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, a Tennessee limited liability company, by Warranty Deed from 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), dated March 26, 2014, appearing of record in Instrument No. 20140402-0027403, of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Instrument Number 20140617-0052717; StormWater Detention Easement of record in Instrument Number 20140501-0036661; Declaration of Covenants, Conditions and Restrictions of The Edge at Belmont Townhomes Subdivision of record in Instrument Number 20140617-0052717; Charter of The Edge at Belmont Townhomes of record in Instrument Number 20140619-0053561; all of the Register's Office of Davidson County, Tennessee.

This is improved property known as 1315 Wade Avenue, 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 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 2015 real property taxes which have been prorated between the parties and are assumed by the Grantees.

The undersigned further covenants and binds itself, its successors 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.

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 29th day of May, 2015.

KEE CAPITAL GROUP, LLC

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

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

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Audra D. Cross, a Notary Public, 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 **Member**.

WITNESS MY HAND AND OFFICIAL SEAL, this 29th day of March, 2015.

_____
NOTARY PUBLIC

My Commission Expires: 5-23-16

Audra D. Cross STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

My Commission Expires: 05-23-2016

Before me, Audra D. Cross, a Notary Public, 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 the **Managing Member** of **E3 Construction Services, LLC, which is a member of KEE Capital Group, LLC**, the within named bargainor, and that he as such **Managing 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 OFFICAL SEAL, this 29th day of March, 2015.

_____
NOTARY PUBLIC

My Commission Expires: 5-23-2016

Audra D. Cross STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

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 **$519,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Audra D. Cross STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

Sworn to and subscribed before me this 29th day of May, 2015.

_____
NOTARY PUBLIC

My Commission Expires: 5-23-2016

My Commission Expires: 05-23-2016