WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150076299 DEEDWARR
Recvd: 09/08/15 13:52 2 pgs
Fees:13.00 Taxes:1403.74
20150908-0091154

B-E3-15-1317

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,388.96.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 2016

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
E 3 Construction Services, LLC	**New Owner**	
(NAME)	(NAME)	**105-05-0K-009.00**
667 Wedgewood Avenue, Suite C		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we **KEE CAPITAL GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **E 3 CONSTRUCTION SERVICES, LLC,** 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 9, The Edge at Belmont Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20140617-0052717, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Kee Capital Group, LLC, a Tennessee limited liability 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) of record in Instrument No. 20140402-0027403 Register's Office for Davidson County, Tennessee, dated March 26, 2014 and recorded on April 2, 2014.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years.
- Covenants, Conditions and Restrictions of record in Instrument Number 20140617-0052717, as amended in Instrument Number 20150723-0072385, Register's Office for Davidson County, Tennessee.
- Charter of The Edge at Belmont Townhomes of record in Instrument Number 20140619-0053561, in the Register's Office for DavidsonCounty, Tennessee.
- Storm Water Detention Easement of record in Instrument Number 20140501-0036661, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1301 Wade Avenue, Nashville, Tennessee 37212**.

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 the 1st DAY OF SEPTEMBER, 2015.

Kee Capital Group, LLC, a Tennessee limited liability company

BY: _____
Anthony E. Ewing
Member

BY: _____
John H. Eldridge, III
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTHONY E. EWING, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of KEE CAPITAL GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st of September, 2015.

_____
Notary Public
My Commission Expires: 3/16/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN H. ELDRIDGE, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of KEE CAPITAL GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st of September, 2015.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212