BILL GARRETT, Davidson County
Trans:T20160030078 DEEDWARR
Recvd: 04/13/16 14:40 2 pgs
Fees:13.00 Taxes:499.50
20160413-0035489

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

# WARRANTY DEED

THIS INDENTURE made and entered into this 11th day of April, 2016, by and between KEA Properties, LLC, a Tennessee Limited Liability Company, party of the first part, and Evan A Reese and Lauren Resse, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being the southerly 50 feet of the southerly 150 feet of Lot No. 16 on the Plan of Georgia Industrial Realty Company's North Nashville Subdivision, as of record in Book 421, Page 188, Register's Office for Davidson County, Tennessee and further described as follows:

Said part of said lot fronts 50 feet on the Easterly side of 24th Avenue North and runs back between parallel lines 210 feet to a dead line.

Being all or part of the same property conveyed to KEA Properties, LLC by virtue of that certain Warranty Deed dated December 28, 2010, at Instrument No. 20110106-0001682 and Deed of Correction at Instrument No. 20110216-0013166 in the aRegister's Office of Davidson County, Tennessee.

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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record at Plat Book 421, Page 188 and Easement at Book 5364, Page 253 in said Register's Office, Tennessee; 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

KEA Properties, LLC
By: Elliott Rushing, Chief Executive Manager/ Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Memorie White, a Notary Public of said County and State, personally appeared Elliott Rushing, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Executive Manager/ Member of KEA Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of KEA Properties, LLC by himself as Chief Executive Manager/ Member.

WITNESS my hand and official seal at office this 11th day of April, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Evan A Reese

Tax Parcel No 08114010200

Property Address: 1606 24th Ave N
Nashville, TN 37208

owner &
MAIL TAX
BILLS TO:

EVAN REESE
LAUREN REESE
1626 25TH AVE NORTH
NASHVILLE, TN 37208

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $135,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 14th day of April, 2016.

Notary Public

My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY