STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August, 2016.

Notary Public
MY COMMISSION EXPIRES: 11/13/17
File No. 16-5713D

BILL GARRETT, Davidson County
Trans: T20160072559 DEEDWARR
Recvd: 08/19/16 11:41 3 pgs
Fees: 18.00 Taxes: 1868.50
20160819-0086983

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Key City Properties, LLC (NAME)	Key City Properties, LLC (NAME)	093-13-0-261.00
1405 Sigler Street (STREET ADDRESS)	1510 Demonbreun Unit 901 (STREET ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Linda Clark, Sheila Renee Scott, Carolyn Westmoreland, Michael Dennis Scott, Vonda Battle, Eris Steele, Alfreda Cole, Sheree Booker, Mingo Johnson, Erica Greer, Alteisha Cole, Alfred Teon Cole, William Smith, Jackie Gross, Lamarr Buford, Tevin Smith, and Taveres Smith, Heirs of Lillian W. Scott**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Key City Properties, LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 21 on the plan of Sigler's Addition, as of record in Plan Book 1, Page 4, in the Chancery Court at Nashville for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Mingo Scott, Jr. and wife, Lillian W. Scott from Phil Cohen and wife, Sara K. Cohen, by Deed dated January 16, 1950, in Book 1785, Page 245, in the Register's Office for Davidson County, Tennessee. The said Minto Scott, Jr. having since died on or about December 27, 2008, vesting fee simple ownership in Lillian W. Scott. The said Lillian W. Scott having since died intestate on or about December 3, 2015, leaving as her lawful heirs at law the following: Linda Clark, Sheila Renee Scott, Carolyn Westmoreland, Michael Dennis Scott, Vonda Battle, Eris Steele, Alfreda Cole, Sheree Booker, Mingo Johnson, Erica Greer, Alteisha Cole, Alfred Teon Cole, William Smith, Jackie Gross, Lamarr Buford, Tevin Smith, and Tavares Smith.

See affidavit of heirship dated June 1, 2016 and recorded in Instrument No. 20160819-0086979, Register's Office for Davidson County, Tennessee. See also matters of record in the probate court for Davidson County, Tennessee Case No. ——.

The signatures of Sheila Renee Scott, Carolyn Westmoreland, and Michael Dennis Scott are signed by their duly appointed Attorney-in-fact Linda Clark, pursuant to the Power of Attorney recorded in Instrument #20160819-0086980, said Register's Office.

The signatures of William Smith, Jackie Gross, Lamarr Buford, Tevin Smith, and Tavares Smith are signed by their duly appointed Attorney-in-fact Linda Clark, pursuant to the Power of Attorney recorded in Instrument #20160819-0086981, said Register's Office.

The signatures of Vonda Battle, Eris Steele, Alfreda Cole, Sheree Booker, Mingo Johnson, Erica Greer, Alteisha Cole, and Alfred Teon Cole are signed by their duly appointed Attorney-in-fact Linda Clark, pursuant to the Power of Attorney recorded in Instrument #20160819-0086982, said Register's Office.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as recorded in Plan Book 1, page 4, Chancery Court at Nashville in Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1405 Sigler Street, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 18th day of August, 2016.

SEE ATTACHED EXHIBIT "A" FOR SIGNATURES

STATE OF Tennessee

COUNTY OF Davidson }

DAWN N. KEMP STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Linda Clark, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of August, 2016.

My Commission Expires: 5/20/20 Dawn N. Kemp
Notary Public

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named for Linda Clark, Attorney-in-Fact for Sheila Renee Scott, Carolyn Westmoreland, Michael Dennis Scott, William Smith, Jackie Gross, Lamarr Buford, Tevin Smith, Tavares Smith, Vonda Battle, Eris Steele, Alfreda Cole, Sheree Booker, Mingo Johnson, Erica Greer, Alteisha Cole, and Alfred Teon Colewith whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of August, 2016.

My Commission Expires: 5/20/20 Dawn N. Kemp
Notary Public

DAWN N. KEMP STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Signature Addendum

Linda Clark — August 18, 2016
Linda Clark — Date

Sheila Renee Scott by Linda Clark — August 18, 2016
Sheila Renee Scott by Linda Clark, Attorney-in-Fact — Date

Michael Dennis Scott by Linda Clark — August 18, 2016
Michael Dennis Scott by Linda Clark, Attorney-in-Fact — Date

Carolyn Westmoreland by Linda Clark — August 18, 2016
Carolyn Westmoreland by Linda Clark, Attorney-in-Fact — Date

William Smith by Linda Clark — August 18, 2016
William Smith by Linda Clark, Attorney-in-Fact — Date

Jackie Gross by Linda Clark — August 18, 2016
Jackie Gross by Linda Clark, Attorney-in-Fact — Date

Lamarr Buford by Linda Clark — August 18, 2016
Lamarr Buford by Linda Clark, Attorney-in-Fact — Date

Tevin Smith by Linda Clark — August 18, 2016
Tevin Smith by Linda Clark, Attorney-in-Fact — Date

Tavares Smith by Linda Clark — August 18, 2016
Tavares Smith by Linda Clark, Attorney-in-Fact — Date

Vonda Battle by Linda Clark — August 18, 2016
Vonda Battle by Linda Clark, Attorney-in-Fact — Date

Eris Steele by Linda Clark — August 18, 2016
Eris Steele by Linda Clark, Attorney-in-Fact — Date

Alfreda Cole by Linda Clark — August 18, 2016
Alfreda Cole by Linda Clark, Attorney-in-Fact — Date

Sheree Booker by Linda Clark — August 18, 2016
Sheree Booker by Linda Clark, Attorney-in-Fact — Date

Mongo Johnson by Linda Clark — August 18, 2016
Mongo Johnson by Linda Clark, Attorney-in-Fact — Date

Erica Greer by Linda Clark — August 18, 2016
Erica Greer by Linda Clark, Attorney-in-Fact — Date

Alteisha Cole by Linda Clark — August 18, 2016
Alteisha Cole by Linda Clark, Attorney-in-Fact — Date

Alfred Teon Cole by Linda Clark — August 18, 2016
Alfred Teon Cole by Linda Clark, Attorney-in-Fact — Date