This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW17532

Bill Garrett Davidson County
Batch# 20591 DEEDWARR
11/01/2017 01:23:05 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20171101-0112084

Send Tax Bills To:
KE Holdings, LLC
PO Box 2701
Oxford, MS 38655-4400

New Owner is:
KE Holdings, LLC
P.O. Box 2701
Oxford, MS 38655-4400

MAP: 082-05-0
PARCEL: 082.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Dorothy Jean Stallworth, Executrix of the Estate of Willie Lewis Stallworth, Sr., (a/k/a Willie Stallworth), and Dorothy Jean Stallworth, individually**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **KE Holdings, LLC, a Mississippi limited liability company,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 1724 4th Avenue North, Nashville, TN 37208

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being "Part of Lot No. 25", on the Plan of D. T. McGavock's Plan of 98 lots, of record in Book 21, Page 7, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the easterly margin of 4th Avenue, North, at the northwest corner of Lot No. 26 on said Plan; thence northwardly along the easterly margin of said avenue 50 feet to the southwest corner of Lot No. 24; thence eastwardly along the line between Lots Nos. 24 and 25, 116-1/2 feet to a point; thence southwardly along a line parallel with 4th Avenue North, 38 feet to a point; thence eastwardly on line parallel with the line between Lots Nos. 24 and 25, 57-1/2 feet to an alley; thence southwardly along the westerly margin of said alley 12 feet on the northeast corner of Lot No 26; thence westwardly along the line between Lots Nos. 25 and 26, 174 feet to the point of beginning.

BEING the same property conveyed to Willie Stallworth by Warranty Deed from T.D.S. and Associates, LLC, dated 9/30/03 and recorded 10/6/03 in Instrument Number 20031006-0146887, Register's Office for Davidson County, Tennessee. The said Willie Stallworth, aka Willie Lewis Stallworth, Sr., having since died testate, on or about December 30, 2011, and pursuant to his Last Will and Testament and Order to Probate filed January 25, 2012 , Case No.12P-96 in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Dorothy Jean Stallworth was appointed Executrix, and later entered Order granted Executrix the authority to sell subject property.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind herself and her heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, its heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 23rd day of October, 2017.

GRANTOR:

The Estate of Willie Lewis Stallworth, Sr.

Dorothy Jean Stallworth
Dorothy Jean Stallworth, Executrix

Dorothy Jean Stallworth
Dorothy Jean Stallworth

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Dorothy Jean Stallworth,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the **Executrix of the Estate of Willie Lewis Stallworth, Sr.**, the within named bargainor, and that she as such **Executrix**, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 23rd day of October, 2017.

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

NOTARY PUBLIC
My Commission Expires: _____

Return to:

MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Dorothy Jean Stallworth**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 23rd day of October, 2017.

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is ~~$170,000.00~~ $310,000.

Affiant

SWORN TO and subscribed before me this 24th day of October , 2017.

NOTARY PUBLIC

My commission expires: _____

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

Return to:

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206