WARRANTY DEED

Bill Garrett Davidson County
Batch# 30519 DEEDWARR
11/28/2017 10:17:16 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00

20171128-0121161

File No. TE0003510

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2017.

Notary Public

MY COMMISSION EXPIRES: 1/20/19
(AFFIX SEAL)

LESLIE GARRETT NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND AFTER RECORDING, RETURN TO:
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KE Holdings, LLC	Same as New Owner	081-08-0-503.00
(NAME)	(NAME)	
P.O. Box 2701		
(ADDRESS)	(ADDRESS)	
Oxford, MS 38655-4400		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, we, **LaVonne Shelton and LaVerne Shelton, heirs of the Estate of Addie Pearl Hurt and Wendell Shelton, Trustees of Jackson Street Missionary Baptist Church, Trustees of Payne Chapel AME Church and Trustees of St. John AME Church, all being heirs under the last Will & Testament of Addie Pearl Hurt,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KE Holdings, LLC, a Mississippi limited liability company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

All that certain lot or piece of land located in Davidson County, Tennessee and more particularly described as follows:

Being Lot No. 149 on the Map of North Nashville Real Estate Company's Plan of record in Book 21, page 105, Register's Office for Davidson County, Tennessee.

Said Lot No. 149 fronts 50 feet on the easterly side of Sixth Avenue North and runs back 181 feet 6 inches on the northerly line and 181 feet on the southerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Addie Pearl Hurt by the Last Will and Testament of Jennie Mae McCullough filed in Will Book 148 at page 479. The said Addie Pearl Hurt died testate on January 17, 2016 and left the subject property to Wendell Shelton (1/2 interest), St. John A.M.E. Church (1/6 interest), Jackson Street Baptist Church (1/6 interest), and Payne Chapel A.M.E. Church (1/6 interest) in the Last Will & Testament of Addie Pearl Hurt, admitted into probate under Case No. 17P549, in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division).

The said Wendell Shelton died intestate on December 22, 2016, thereby vesting title to his 1/2 interest in his heirs at law: LaVergne Shelton and LaVonne Shelton (SEE ALSO: Affidavits of Heirship recorded at Instrument Nos. 20171128-0121158, 20171128-0121159, **and** 20171128-0121160, **Register's Office for Davidson County, Tennessee).**

This property has not been a marital residence of any Grantor herein.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1614 6th Avenue North, Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand this 15th day of November, 2017.

Jackson Street Missionary Baptist Church

LaVonne Shelton
LaVonne Shelton, heir at law of Addie Pearl Hurt and Wendell Shelton

By: Rev. JoAnne H. Harris, Trustee

St. John AME Church

LaVerne Shelton
LaVerne Shelton, heir at law of Addie Pearl Hurt and Wendell Shelton

By: Bertie J. Gardner, authorized trustee representative

Payne Chapel AME Church

W. Antoni Sinkfield, authorized Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named LaVonne Shelton, ~~LaVerne~~ LaVerne Shelton, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 15th day of November, 2017.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Leslie Garside
Notary Public

My commission expires: 1/20/19

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared JoAnne H. Harris, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Trustees of Jackson Street Missionary Baptist Church, the within named bargainor, and that they as such Trustees, executed the foregoing instrument for the purpose therein contained, by signing the name of the Church by themselves as Trustees.

Witness my hand and official seal at Nashville, Tennessee, this 15 day of November, 2017.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Leslie Garside
NOTARY PUBLIC

My Commission Expires: 1/20/19

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared W. Antoni Sinkfield, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Authorized Trustees of Payne Chapel AME Church, the within named bargainor, and that they as such Authorized Trustees, executed the foregoing instrument for the purpose therein contained, by signing the name of the Church by themselves as Authorized Trustees.

Witness my hand and official seal at Nashville, Tennessee, this 15 day of November, 2017.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Leslie Garside
NOTARY PUBLIC

My Commission Expires: 1/20/19

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Bertie T. Gardner, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Authorized Trustee Representative of St. John AME Church, the within named bargainor, and that she as such Authorized Trustee Representative, executed the foregoing instrument for the purpose therein contained, by signing the name of the Church by herself as Authorized Trustee Representative.

Witness my hand and official seal at Nashville, Tennessee, this 15 day of November, 2017.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Leslie Garside
NOTARY PUBLIC

My Commission Expires: 1/20/19