WARRANTY DEED

Bill Garrett Davidson County
Batch# 75225 DEEDWARR
04/02/2018 10:36:18 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00

20180402-0030066

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00 -

Amy Peterle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF March, 2018.

Julie Garside
Notary Public

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

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KE Holdings, LLC	KE Holdings, LLC	
(NAME)	(NAME)	
3511 Granny White Pike	P.O. Box 2701	117-12 -143.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Oxford, MS 38655	
(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, **BILLY DON FINTO, TRUSTEE OF THE DON AND MARTHA FINTO REVOCABLE LIVING TRUST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KE HOLDINGS, 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: * a Mississippi limited liability company

Land in Davidson County, Tennessee, being the Northerly 86 feet of Lot No. 1 on the Plat of a part of the O. F. Noel Estate Property not of record, described according to a survey made by Z.J. Wilkinson, Surveyor, June 2, 1937, and further described according to a survey made by John Kohl, Surveyor, dated November 10, 1976, as follows:

Beginning at an iron pin on the Westerly margin of the Granny White Pike at a point 223 feet North of the Northerly margin of Graybar Lane, formerly Watkins Avenue; thence with the Westerly margin of said Pike, North 3 degrees East 86 feet to an iron pipe; thence north 88 degrees West 169.4 feet to an iron pipe at the corner of Lots Nos. 1 and 2; thence with the line between said two lots, South 2 degrees West 86 feet to an iron pin; thence South 88 degrees East 167.2 feet to the beginning.

Being the same property conveyed by Quit Claim Deed from Don and Martha Finto to The Don and Martha Finto Revocable Living Trust, as recorded on the 4th day of January, 1996 in Deed Book 9908, Page 965 and Warranty Deed from Thomas S. Underwood, single to Billy Don Finto et ux Martha Finto, as recorded on the 7th day of January, 1977 in Deed Book 5103, Page 969, in the Register's Office of Davidson County, Tennessee.

Billy Don Finto joins in individually to convey any interest he may have.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 3511 Granny White Pike, Nashville, TN 37204
(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 29 day of March, 2018

THE DON AND MARTHA FINTO REVOCABLE LIVING TRUST

BY: Billy Don Finto

BILLY DON FINTO, TRUSTEE

Billy Don Finto

Billy Don Finto, Individually

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy Don Finto, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29 day of March, 2018.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Billy Don Finto with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of The Don and Martha Finto Revocable Trust, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 29 day of March, 2018.

Commission expires:



Notary Public

Return to:

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206