THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $850,000.00. Adele A. Anderson Affiant Subscribed and sworn to before me this 18th day of October, 2018. Tabatha Edwards Notary Public My Commission Expires: 11-5-19

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 34489-09-2018

Karen Y Johnson Davidson County
Batch# 152801 **DEEDWARR**
10/19/2018 02:27:00 PM 3 pgs
Fees: $18.00 Taxes: $3,145.00

20181019-0104002

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:** New Owner	**Tax Information:**
KE Holdings, LLC ~~1401 Sweetbriar Avenue~~ ~~Nashville, TN 37212~~ PO Box 2701 Oxford MS 38655	PO Box 2701 Oxford MS 38655	Map and Parcel No.: 118 01 0 034 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Adele A. Anderson and spouse, Robert Wayne Anderson** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **KE Holdings, LLC, a Mississippi limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1401 Sweetbriar Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of October, 2018.

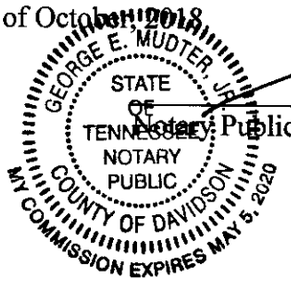
Robert Wayne Anderson

Adele A. Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Wayne Anderson and Adele A. Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of October, 2018.



Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly 62 feet of Lot No. 9 on the Plan of Malcolm Clark Subdivision, as of record in Plan Book 2, page 124, Chancery Court at Nashville.

SAID part of Lot No. 9 fronts 62 feet on the southerly margin of Sweetbriar Avenue and extends back between lines measuring 308 feet on the westerly line and 306 + feet on the easterly line to a line in the rear measuring 62 feet thereon.

Being the same property conveyed to Adele A. Anderson and spouse, Robert Wayne Anderson by deed dated June 14, 1994 from Lorenza Jennings and spouse, Pauline Jennings of record in Book 9379, page 905, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2018 City/County Taxes which have been prorated by the parties and assumed by the Grantee. Map and Parcel No.: 118 01 0 034 00.
2. All matters appearing on the Plan of record as Plan Book 2, page 124, Chancery Court at Nashville, Tennessee.

Return to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206