THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190520761** Karen Johnson Davidson County Batch# 250491 DEEDWARR 06/28/2019 03:48:30 PM 3 pgs Fees: $18.00 Taxes: $1,628.00 20190628-0063262	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $140,000.00. Affiant Subscribed and sworn to before me, this28th day of June, 2019. Notary Public My Commission Expires: 1/3/23

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: KE Holdings, LLC. 2811 Vaulx Lane Nashville TN 37204	Send Tax Bills To: KE Holdings, LLC. P.O. Box 2701 Oxford, MS 38655-4400	Tax Information: Tax Parcel ID No. 118-02-116.00

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, **Bennie Kinte Helms*** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **KE Holdings, LLC., a Mississippi limited liability company DBA Ascent Construction** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

* unmarried

Land in Davidson County, Tennessee, being Lot No. 16 on the Map of the First Subdivision of the W. T. Berry Estate, Section No. 2, as of record in Book 1130, Page 8, Register's Office for said County, described as follows:

Said Lot No. 16 fronts 60 feet on the Westerly side of Kirkwood Avenue (now Vaulx Lane), and runs back between lines, 185.7 feet on the Northerly line and 204.8 feet on the Southerly line, to a dead line on which it measures 60 feet.

Being the same property conveyed by Will of Lillie Willmot Persaw in Instrument No. 20060403-0037617; Order Admitting Will to Probate as Muniment of Title Only in Instrument No. 20060403-0037618 and Installment Deed from J. O. Taylor and wife, Grace Taylor to George H. Persaw and wife, Lillie Pearl Persaw, as recorded on the 13th day of May, 1968 in Deed Book 4234, Page 489, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W. T. BERRY ESTATE, SECTION NO. 2, as recorded in Plat Book 1130, Page(s) 8.

This is improved property located at 2811 Vaulx Lane Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 28th day of June, 2019.

Bennie Kinte Helms

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bennie Kinte Helms, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 2019.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

True Copy Certification

I, Leslie A. Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

