THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 257284 DEEDWARR 07/16/2019 08:46:30 AM 3 pgs Fees: $18.00 Taxes: $1,942.50 20190716-0069207	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $525,000.00 Traci Sellers Affiant Subscribed and sworn to before me, this 15 day of July, 2019. Leslei Garside 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, a Mississippi limited liability company* P.O. Box 2701 Oxford, MS 38655-4400	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 103-08-0-006.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL REID AND DESIREE REID, HUSBAND AND WIFE** ("Grantors"), have this day bargained and sold, and do 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 as follows:

* dba Ascent Construction

Land in Davidson County, Tennessee, being Lot(s) 1 and 2, as shown on the map entitled Final Plat, Re-Subdivision of Lot #21 on the Plan of West End Annex, of record in Instrument No. 20190701-0063771, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MICHAEL REID AND WIFE, DESIREE REID, by deed from JAMES T. HINES AND WIFE, CAROLYN F. HINES, of record in Instrument No. 20050701-0076356, dated June 27, 2005, and Scrivener's Affidavit in Instrument No. 20090514-0044255, dated May 13, 2009, Register's Office for said County.

This is improved property commonly known as: **4019 Colorado Avenue, Nashville, TN 37209**
4021

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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 Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their 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 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, Grantors have executed this instrument on this 15th day of July, 2019.

MICHAEL REID

DESIREE REID

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL REID AND DESIREE REID**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 15th day of July, 2019.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission Expires: 11/3/2020

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)

