THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35679-08-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $695,000.00. Affiant Subscribed and sworn to before me this 14th day of August, 2020. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: KE Holdings, LLC PO Box 2701 Oxford, MS 38655	**Send Tax Bills To:** New owner	**Tax Information:** Map and Parcel No.: 10411029300

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, **William A. Kelly, Jr. and wife, Joy Kelly**, ("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 on Exhibit "A" hereto.

This is improved property located at 2518 Blair Blvd., Nashville, TN 37212

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

And Grantors covenant that they are 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 as set out on Exhibit "A" hereto. Grantors further covenant and binds 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, 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.

Karen Johnson Davidson County
Batch# 459502 DEEDWARR
08/19/2020 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $2,571.50
20200819-0093070

IN WITNESS WHEREOF, Grantors have executed this instrument on the 14th day of August, 2020.

William A. Kelly, Jr.

Joy Kelly

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **William A. Kelly, Jr. and Joy Kelly**, 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 14th day of August, 2020.

Notary Public

My Commission Expires: 3/6/24

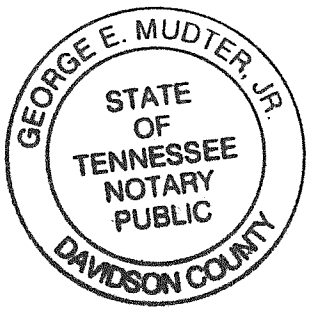


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 141 on the Plan of Bransford Realty Company's Subdivision of the edgar Jones Home Place, as of record in Plat Book 421, page 7, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to William A. Kelly, Jr. and wife, Joy Kelly by deed dated May 2, 2018 from Susan B. O'Donnell and husband, Hugh J. O'Donnell of record in Instrument No. 20180504-0042899, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 10411029300.
2. All matters appearing on the Plan of record as Book 421, page 7, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenant for Accessory Apartment of record in Instrument No. 20131010-0106311, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Leslie 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.

Signature

State of Tennessee
County of Davidson

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

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

Notary's Signature

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner