WARRANTY DEED

Karen Johnson Davidson County
Batch# 605718 **DEEDWARR**
04/01/2021 01:56:20 PM 2 pgs
Fees: $13.00 Taxes: $2,353.20

20210401-0043368

O-SB-CBB-21-1901

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $636,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/03/2023
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
KE Holdings, LLC, a Mississippi Limited Liability Company	KE Holdings LLC	
(NAME) PO Box 647	(NAME) PO Box 647	117-04-0-052.00
(ADDRESS) Oxford MS 38655	(ADDRESS) Oxford MS 38655	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFREY WHYTE AND SARAH WHYTE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KE HOLDINGS, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 70 FEET OF LOT NO. 253 ON THE MAP OF THE BELMONT LAND COMPANY'S SUBDIVISION CALLED BELMONT HEIGHTS AS OF RECORD IN PLAT BOOK 421, PAGE 34, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND 1/2 OF 19TH AVENUE SOUTH (FORMERLY ALTURA PLACE) AS CLOSED BY CITY OF NASHVILLE BILL NO. 1548 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (SET) ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SWEETBRIAR AVENUE, A 60-FOOT PUBLIC RIGHT-OF-WAY, AT THE NORTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO SARA HURST ETUX AS OF RECORD IN BOOK 6013, PAGE 218, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID IRON ROD BEING THE NORTHWESTERLY PROPERTY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SWEETBRIAR AVENUE, SOUTH 82 DEGREES 03 MINUTES 18 SECONDS EAST, 95.43 FEET TO AN IRON ROD (SET) AT THE NORTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO SPENCER DOWDALL ETUX AS OF RECORD IN INSTRUMENT NO. 20170601-0054601, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF SWEETBRIAR AVENUE AND WITH THE WESTERLY PROPERTY LINE OF SAID DOWDALL, SOUTH 08 DEGREES 04 MINUTES 45 SECONDS WEST, 174.58 FEET TO AN IRON ROD (SET) IN THE NORTHERLY MARGIN OF ALLEY NO. 957, A 15-FOOT WIDE ALLEY; THENCE, WITH THE NORTHERLY MARGIN OF ALLEY NO. 957, NORTH 82 DEGREES 04 MINUTES 30 SECONDS WEST, 95.43 FEET TO AN IRON ROD (SET) AT THE SOUTHEASTERLY PROPERTY CORNER OF THE AFOREMENTIONED SARA HURST ETUX PROPERTY; THENCE, WITH THE EASTERLY PROPERTY LINE OF SAID HURST, NORTH 08 DEGREES 04 MINUTES 45 SECONDS EAST, 174.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 16,662 SQUARE FEET OR 0.38 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES.

BEING THE SAME PROPERTY CONVEYED TO JEFFREY WHYTE AND SARAH WHYTE, HUSBAND AND WIFE BY WARRANTY DEED AS OF RECORD IN INSTRUMENT NO. 20140819-0074948, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1901 Sweetbriar Ave, Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 31 DAY OF MARCH, 2021.

Jeffrey Whyte

Sarah Whyte, by her attorney in fact, Jeffrey Whyte

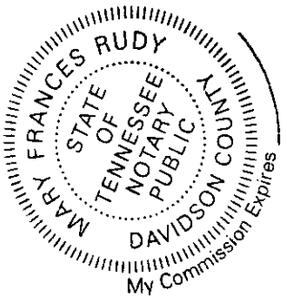
Sarah Whyte, by her attorney in fact, Jeffrey Whyte

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 31st of March, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

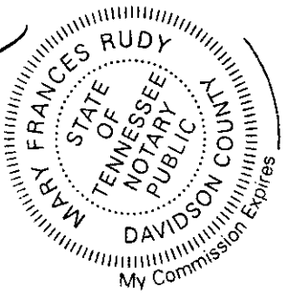


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY WHYTE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SARAH WHYTE, and who acknowledged he/she/they executed the same as the free act and deed of the said SARAH WHYTE.

Witness my hand and official seal, this the 31st of March, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212