WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170055157 DEEDWARR
Recvd: 06/28/17 09:07 2 pgs
Fees:13.00 Taxes:666.00
20170628-0064847

J-RTE-17-405-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~23rd~~ 27TH DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

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)
Yellow Ball Development, GP, a Tennessee general partnership	**Yellow Ball Development GP**	
(NAME)	(NAME)	**119-06-0-334.00**
650 Wedgewood Avenue	**650 Wedgewood Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Nashville, TN 37203**	
(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, **LARRY E. BAGGETT, SR., A MARRIED MAN AND DOUGLAS A BAGGETT, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **YELLOW BALL DEVELOPMENT, GP, A TENNESSEE GENERAL PARTNERSHIP,** 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 Lot No. 2 on the Plan of Rosewood Estates, Section Three of record in Plat Book 5210, Page 1, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Larry E. Baggett, Sr by Cash Deed of Tennessee from Secretary of Housing and Urban Development of Washington D.C, of record in Book 9539, page 112, Register's Office for Davidson County, Tennessee, dated December 01, 1994 and recorded on December 06, 1994. (Value or consideration shown in aforementioned deed $42,500.00.)

Being the same property conveyed to Larry E. Baggett, Sr. and Douglas A. Baggett (each with 1/2 undivided interest) by Quitclaim deed from Larry E. Baggett, Sr of record in Book 11532, page 743, Register's Office for Davidson County, Tennessee, dated June 14, 1999 and recorded on June 17, 1999.

**Said property is not the primary residence of the Grantors.

**Douglas A Baggett is one and the same as Douglas Baggett.

**Larry E. Baggett Sr. is one and the same as Larry Baggett.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5210, Page 1, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 5176, Page 649 and Book 5264, Page 398, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **405 Lutie Drive , Nashville, Tennessee 37210**.

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 23rd DAY OF JUNE, 2017.

Larry E. Baggett,, Sr.

Douglas A Baggett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LARRY E. BAGGETT,, SR., 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of June, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

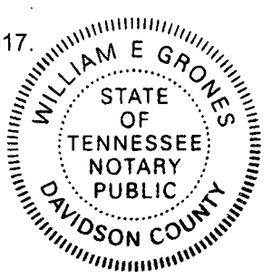


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOUGLAS A BAGGETT, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of June, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212