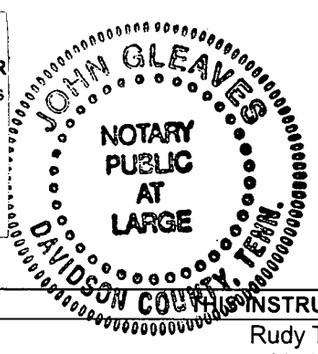
WARRANTY DEED

Bill Garrett Davidson County
atch# 44750 DEEDWARR
1/05/2018 10:45:46 AM 2 pgs
ees: $13.00 Taxes: $592.00
20180105-0001673



B-YB-17-1-3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-6-18
(AFFIX SEAL)

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	**New owner**	
(NAME)	(NAME)	
650 Wedgewood Ave.		**105-04-0-031.00 & 105-04-0-030.00**
(ADDRESS)	(ADDRESS)	
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, **ALEX CRAW AND ANNEX GROUP, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **YELLOW BALL DEVELOPMENT, GP,** 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:

Parcel I (1 Claiborne St., Nashville, TN 37210):

Land in Davidson County, Tennessee, being the Southerly 35 feet, 9 inches of Lot Nos. 436, 437 and 438 on the Map of Maury and Claiborne's Subdivision, as of record in Plat Book 332, page 5, Register's Office for Davidson County, Tennessee.

Said part of Lot Nos. 436, 437 and 438 fronts 35 feet, 9 inches on the Easterly side of Claiborne's Street and runs back between parallel lines, with the Northerly margin of Trimble Street, 120 feet to a dead line.

Being a portion of the same property conveyed to Laura M. Johnson and Mary Ann Cosby by Warranty Deed from John W. Barnes and wife, Sam Ella Barnes (a/k/a Samella Barnes), of record in Instrument No. 20010315-0024794, Register's Office for Davidson County, Tennessee, dated March 15, 2001 and recorded on March 15, 2001.

Being the same property conveyed to Alex Craw by Final Decree Confirming Sale of the Clerk and Master from Carol L. McCoy, Chancellor for the Chancery Court for Davidson County, Tennessee, of record in Instrument No. 20140828-0078810, Register's Office for Davidson County, Tennessee, dated August 21, 2014 and recorded August 28, 2014, as further vested in the said Alex Craw pursuant to a Default Judgment in Instrument No. 20160511-0046953 and by Order of the Chancery Court for Davidson County, Tennessee, of record in Instrument No. 20160511-0046954, Instrument No. 20170328-0029894 and Instrument No. 20170328-0029895, Register's Office for Davidson County, Tennessee.

Parcel II (3 Claiborne St., Nashville, Tennessee 37210):

Land in Davidson County, Tennessee, being the Northerly 35 feet 9 inches of the Southerly 71 1/2 feet of Lot Nos. 436, 437 and 438 on the Plan of Maury and Claiborne's Subdivision, as of record in Plat Book 332, page 5, Register's Office for Davidson County, Tennessee.

Said part of Lot Nos. 436, 437 and 438 fronts 35 feet 9 inches on the Easterly side of Claiborne street and runs back between parallel lines 120 feet to a dead line.

Being a portion of the same property conveyed to Laura M. Johnson and Mary Ann Cosby by Warranty Deed from John W. Barnes and wife, Sam Ella Barnes (a/k/a Samella Barnes), of record in Instrument No. 20010315-0024794, Register's Office for Davidson County, Tennessee, dated March 15, 2001 and recorded on March 15, 2001.

Being the same property conveyed to Early Lee Johnson, Jr., a 75% undivided interest and Laura M. Johnson, a 25% undivided interest, as tenants in common with right of survivorship by Quitclaim Deed from

Laura M. Johnson, unmarried and Mary Ann Cosby, unmarried, of record in Instrument No. 20160705-0068217, Register's Office for Davidson County, Tennessee, dated June 24, 2016 and recorded on July 5, 2016, as corrected by Scrivener's Affidavit of record in Instrument No. 20161202-0126937, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Annex Group, LLC by Warranty Deed from Early Lee Johnson, Jr., unmarried, and Laura M. Johnson, unmarried, of record in Instrument No. 20161202-0126939, Register's Office for Davidson County, Tennessee, dated November 30, 2016 and recorded on December 2, 2016.

This conveyance is subject to:
- Taxes for the year 2017, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 5, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **1 & 3 Claiborne St, 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 28 DAY OF DECEMBER, 2017.

Alex Craw by Anna Schumacher, Attorney in Fact

Alex Craw by Anna Schumacher, Attorney in Fact

Annex Group, LLC

BY: _____

Anna Schumacher
Member/Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNA SCHUMACHER, 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 ALEX CRAW, and who acknowledged he/she/they executed the same as the free act and deed of the said ALEX CRAW.

Witness my hand and official seal, this the 28th of December, 2017.

_____
Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNA SCHUMACHER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER/MANAGER of ANNEX GROUP, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER/MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th of December, 2017.

_____
Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

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