WARRANTY DEED

B-YB-17-116NAPIER-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

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) **650 Wedgewood Ave.**	(NAME)	**093-16-0-329.01**
(ADDRESS) **Nashville, TN 37203**		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 49478 **DEEDWARR**
01/22/2018 09:21:59 AM 2 pgs
Fees: $13.00 Taxes: $259.00
20180122-0006162

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, **DEVAN MCCLISH AND KIRTLEY WHITTINGTON,** 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:

Land in Davidson County, Tennessee, beginning at the southwest corner of the part of Lot No. 6, on the Bransford Realty Company's Re-Subdivision of part of Weakly and Warren's Re-Subdivision of Block D, Hermitage Additions of record in Plat Book 421, Page 58, in the Register's Office for Davidson County, Tennessee.

Said Lot owned by Allen R. Gregory and wife, Dolly M. Gregory, thence running in a northern direction to a point on the southside of an alley; thence in a western direction parallel to said Alley 15 feet to a point; thence in a southern direction 77 feet more or less to a point, on the north side of Napier Street; thence in an eastern direction 15 feet to a point of the beginning.

Being the same property conveyed to Allen R. Gregory and wife, Dolly M. Gregory by Warranty deed from Lottie Lawrence, a widow of record in Book 5119, page 746, Register's Office for Davidson County, Tennessee, dated and recorded on January 28, 1977. Allen R. Gregory and wife, Dolly M. Gregory having since died. See Affidavit of Heirship of record in Instrument No. 20150317-0022768 and Instrument No. 20160715-0073100, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Devan McClish and Kirtley Whittington by Warranty deed from Paulene Cantrell of record in Instrument No. 20160715-0073101 Register's Office for Davidson County, Tennessee, dated June 29, 2016 and recorded on July 15, 2016. (Value of consideration shown in aforementioned deed $45,000.00.)

Being also known as 116 JC Napier St. Nashville, Tennessee 37210.

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 421, Page 58, 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: **116 JC Napier 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 16th DAY OF JANUARY, 2018.

Devan McClish

Kirtley Whittington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEVAN MCCLISH, 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 16th of January, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIRTLEY WHITTINGTON, 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 16th of January, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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