WARRANTY DEED

Bill Garrett Davidson County
Batch# 79393 DEEDWARR
04/10/2018 02:17:43 PM 2 pgs
Fees: $13.00 Taxes: $703.00

20180410-0033811

B-YBD-18-1019-H

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(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) **650 Wedgewood Ave**	(NAME)	**070-07-0-036.00**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(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, **STEPHEN F. MEADE,** 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, being the southerly 20 feet of the westerly 50 feet of Lot No. 21, on the Map of J. S. Spurlock Lands, not of record, described according to survey made by Erie Drake, County Surveyor, April 21, 1925, as follows:

Beginning in the center of Alice Avenue at the corner of Lots Nos. 20 and 21, being 50 feet East of the southeast corner of the property conveyed to Clarence H. Wright, and wife by deed from M. H. Webb and wife, of record in Book 2637, Page 203, Register's Office for Davidson County, Tennessee; thence with the line between said two lots, northerly 200 feet; thence easterly 50 feet; thence southerly 200 feet to the center of Alice Avenue; thence with said Avenue, westwardly 50 feet to the point of beginning.

Abstractor Note: legal description contradiction in 20 feet of westerly 50 feet and the survey legal used in second paragraph.

Being the same property conveyed to Stephen F. Meade and wife, Sandra J. Meade by Special Warranty deed from First American National Bank of record in Book 8361, page 414, Register's Office for Davidson County, Tennessee, dated May 28, 1991 and recorded on May 29, 1991.

Being the same property conveyed to Stephen F. Meade by Quitclaim Deed from Sandra J. Meade, dated September 7, 1993 and recorded October 1, 1993, of record in Book 9099, Page 990, Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Stephen F. Meade and Helen Katherine Creason Meade, as Tenants by the entirety, by Quitclaim Deed from Stephen F. Meade, dated August 24, 2006 and recorded August 28, 2006 in Instrument No. 20060828-0106324, Register's Office of Davidson County, Tennessee. Said Helen Katherine Creason Meade having since died on April 29, 2010, leaving Stephen F. Meade the surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1019 Alice Street, Nashville, Tennessee 37218**.

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 5th DAY OF APRIL, 2018.

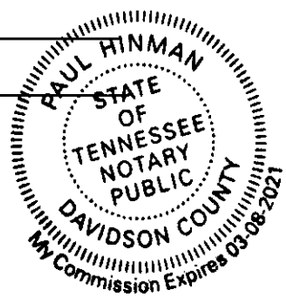
Stephen F. Meade

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN F. MEADE, 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 5th of April, 2018.

Notary Public
My Commission Expires: _____
(SEAL)



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