WARRANTY DEED

Bill Garrett Davidson County
Batch# 98278 DEEDWARR
05/30/2018 02:16:46 PM 2 pgs
Fees: $13.00 Taxes: $314.50

20180530-0051570

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$85,000.00.**

Affiant

Subscribed and sworn to before me this 24th day of May, 2018.

Notary Public
My Commission expires 7/6/20
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Yellow Ball Development GP	SAME	10504002900
650 Wedgewood Avenue		
Nashville, TN 37203		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **James Fineman**, a married man, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Yellow Ball Development, GP**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being parts of Lots 436, 437 & 438 in Maury & Claiborne's Addition to Nashville, a plan of which is of record in Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee, and a plan of re-survey of said lots is of record in Book 332, Page 5, said Register's Office, described according to the last mentioned plan, as follows:

Beginning on the easterly margin of Claiborne Street 7 1/2 feet northerly from the northerly margin of Trimble Street; thence with the easterly margin of Claiborne Street northerly 44 feet to Elizabeth S. Buford's S.W. corner; thence with her southerly line easterly 120 feet to the line between Lot Nos. 435 and 436: thence with said line southerly 43 feet, more or less, to a point 7 1/2 feet northerly from the northerly margin of Trimble Street; thence westerly parallel with Trimble Street 120 feet to the beginning.

Being the same property conveyed to James Fineman, from Paul Goodloe, by Warranty Deed on July 5, 2017, of record in Instrument Number 20170710-0069299, Register's Office for Davidson County, Tennessee. THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 for County and subsequent years.
- Subject to all matters as shown on the Plan of record in Plat Book 21, Pages 84 & 85 and Book 332, Page 5, Register's Office for Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is un-improved property known as: **5 Claiborne Street, Nashville, TN 37210**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-48185-H

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 our hands this May 29, 2018.

James Fineman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James Fineman** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 29, 2018

My commission expires 5-3-2021

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY