Bill Garrett Davidson County
Batch# 109332 DEEDWARR
06/26/2018 04:20:30 PM 2 pgs
Fees: $13.00 Taxes: $74.00
20180626-0061681

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-7-19
(AFFIX SEAL)

ANSON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

A-JH-18-114

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.		093-16-0-339.00
(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, **PAULINE CANTRELL AND NANCY JO SMITH**, 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, being the rear front of Lot No. 7 on Fain St. fronting 33 feet more or less on what was called Warner Alley, Napier Park now faces on said alley and running north 82 1/2 feet more or less to a dead line.

Being the same property conveyed to Allen R. Gregory and Ruth W. Smith by Final Decree Confirming Sale from Claudia C. Bonnyman, Clerk and Master of record in Book 8052, page 670, Register's Office for Davidson County, Tennessee, dated February 5, 1990 and recorded on February 27, 1990.

Ruth W. Smith having since died, leaving her 1/2 interest to her children, Nancy J. Smith and Ruth Queen Smith. See Affidavit of Heirship of record in Instrument No. 20101228-0103050, Register's Office for Davidson County, Tennessee. The said Ruth Queen Smith (also known as Ruth Q. Smith) having since died intestate on May 18, 2017, leaving her sister Nancy J. Smith (also known as Nancy Smith) as her sole heir at law pursuant to the Affidavits of Heirship recorded simultaneously herewith.

Allen R. Gregory having since died on June 24, 2013, leaving his 1/2 interest to Pauline Cantrell. See Affidavit of Heirship of record in Instrument No. 20150317-0022768 and Instrument No. 20160715-0073100, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for 2018 and subsequent years a lien not yet due and payable.
- 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: **114 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.

The said Pauline Cantrell is signing by Power of Attorney as referenced in Specific Power of Attorney on behalf of Nancy Smith, of record in Instrument No. 20180626-0061589.

Witness my/our hand(s) this the 2 DAY OF MAY, 2018.

Pauline Cantrell
Pauline Cantrell

Nancy Jo Smith by Pauline Cantrell attorney in Fact
Nancy Jo Smith by Pauline Cantrell Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAULINE CANTRELL, 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 2nd of May, 2018.

Notary Public
My Commission Expires: 3-8-2021
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Pauline Cantrell with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged her/himself to be the Power of Attorney for Nancy Jo Smith, the within named bargainor, and she/he as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Nancy Jo Smith by herself as Power of Attorney.

Witness my hand and official seal at Nashville, Tennessee, this 2 day of May, 2018.

My Commission Expires:
3-8-2021

NOTARY PUBLIC

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

True Copy Certification

I, Laura Mitchell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Warranty Deed

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, JORDAN T. MYERS, a notary public for this county and state, Laura Mitchell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01-06-2020
Notary' Seal (if on paper)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY