Bill Garrett Davidson County
Batch# 124617 DEEDWARR
08/03/2018 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20180803-0076593

EMILY BETTS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAR. 9, 2020 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $150,000.00. Affiant Subscribed and sworn to before me, this 3rd day of August, 2018. Notary Public My commission expires:

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Yellowball Development, GP	New Owner	105-04-0-399.00 and 105-0-04-0-007.00
14 & 16 Perkins Street	650 Wedgewood Avenue	
Nashville, TN 37210	Nashville, TN 37203	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Jared Sciullo and Jenny Sciullo, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Yellowball Development, GP

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Tract I:

Land in Davidson County, Tennessee, being the Southerly 95 feet of Lot No. 428 on the Map of Maury & Claiborne's Addition, as of record in Plat Book 21, page 84, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 40 feet on the Northerly side of Perkins Street and runs back between parallel lines 95 feet to a dead line.

Being the same property conveyed to Jared Sciullo and Jenny Sciullo, husband and wife by Quitclaim Deed from J Phive Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20160205-0011494, Register's Office for Davidson County, Tennessee, dated February 04, 2016.

Being also known as 16 Perkins Street, Nashville, Tennessee 37210.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 429 in Maury & Claiborne's Addition to South Nashville a plan of which is of record in Plat Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 429 fronts 40 feet on the Northerly side of Perkins Street, and runs back between parallel lines with the Easterly margin of Claiborne Street 150 feet to an alley, 20 feet wide.

Being the same property conveyed to Jared Sciullo and Jenny Sciullo, husband and wife by Quitclaim Deed from J Phive Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20160205-0011493, Register's Office for Davidson County, Tennessee, dated February 04, 2016 and recorded on February 05, 2016

Being also known as 14 Perkins Street, Nashville, Tennessee 37210.

This is unimproved property known as **14 & 16 Perkins Street, Nashville, TN 37210.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 3rd day of August, 2018.

Jared Sciullo

Jenny Sciullo

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jared Sciullo and Jenny Sciullo, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 3rd day of August, 2018.

Notary Public
My Commission Expires: 11/19/2018

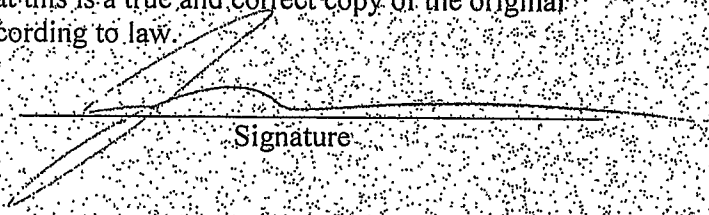
JONATHAN R. MEDLEY NOTARY PUBLIC STATE OF TENNESSEE WHITE COUNTY

Solomon Parks File No.18-00121-7524

SP 11/2015

True Copy Certification

I, Jonathan Medley, 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.

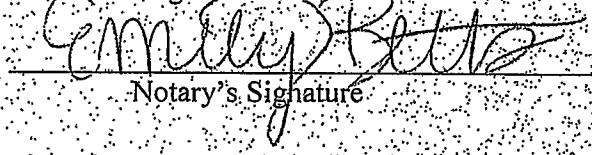


Signature

State of Tennessee

County of Williamson

Personally appeared before me, Emily Betts, a notary public for this county and state, Jonathan Medley, 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:

Notary' Seal

