WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 182354 DEEDWARR
01/10/2019 10:25:05 AM 3 pgs
Fees: $18.00 Taxes: $1,324.23

20190110-0002680

B-YB-18-03

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 $357,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(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)
Amanda Gencay and Abraham Gencay	**Liberty Financial a Division of ETFCU**	
(NAME)	(NAME)	**105-04-0-030.00**
1017 Boxwood Dr.	**9520 Ormsby Station Road Ste 20**	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069	**Louisville, KY 40223**	
(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, **YELLOW BALL DEVELOPMENT, GP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMANDA GENCAY AND ABRAHAM GENCAY, WIFE AND HUSBAND,** 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 northerly 35 feet 9 inches of the southerly 71 1/2 feet of Lot Nos. 436, 437 and 438 on the Plan of Maury and Claiborne's Subdivision, as of record in Plat Book 332, Page 5, Register's Office for Davidson County, Tennessee.

Said part of Lot Nos. 436, 437 and 438 fronts 35 feet 9 inches on the easterly side of Claiborne Street and runs back between parallel lines 120 feet to a dead line.

Being a portion of the same property conveyed to Laura M. Johnson and Mary Ann Cosby by Warranty Deed from John W. Barnes and wife, Sam Ella Barnes (a/k/a Samella Barnes), of record in Instrument No. 20010315-0024794, Register's Office for Davidson County, Tennessee, dated March 15, 2001 and recorded on March 15, 2001.

Being the same property conveyed to Early Lee Johnson, Jr., a 75% undivided interest and Laura M. Johnson, a 25% undivided interest, as tenants in common with right of survivorship by Quitclaim Deed from Laura M. Johnson and Mary Ann Cosby, of record in Instrument No. 20160705-0068217, Register's Office for Davidson County, Tennessee, dated June 24, 2016 and recorded on July 5, 2016.

Being the same property conveyed to Annex Group, LLC by Warranty deed from Early Lee Johnson, Jr., unmarried and Laura M. Johnson, unmarried of record in Instrument No. 20161202-0126939 Register's Office for Davidson County, Tennessee, dated November 30, 2016 and recorded on December 2, 2016.

Being a part of the same property conveyed to Yellow Ball Development, GP by Warranty deed from Alex Craw and Annex Group, LLC of record in Instrument No. 20180105-0001673 Register's Office for Davidson County, Tennessee, dated December 28, 2017 and recorded on January 5, 2018.

This conveyance is subject to:
- Taxes for the year 2018, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 5, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right of Way of record in Instrument Number 20180215-0014904, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right of Way of record in Instrument Number 20180215-0014905, in the 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: **3 Claiborne 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 19th DAY OF DECEMBER, 2018.

Yellow Ball Development, GP

D & J Properties of Tennessee, LLC
Partner

BY:_____
Jeff Gaw, Chief Manager

JMR Investments, LLC
Partner

BY: Joseph M Rob
Joseph M. Roberts, III, Managing Member

STATE OF Tennessee
County OF Davidson

On this the 19 day of December, 2018, before me personally appeared Jeff Gaw, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged himself to be the Chief Manager of D & J Properties of Tennessee, LLC, Partner of Yellow Ball Development, GP, the within named bargainor, a partnership, and that he as such Chief Manager of D & J Properties of Tennessee, LLC, partner of Yellow Ball Development, GP, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and Official Seal this the 19 day of December, 2018.

_____
Notary Public
My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

STATE OF Tennessee
County OF Davidson

On this the 19th day of December, 2018, before me personally appeared Sean Lewis, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged himself to be the Managing Member of Magi Group, LLC, Partner of Yellow Ball Development, GP, the within named bargainor, a partnership, and that he as such Managing Member of Magi Group, LLC, partner of Yellow Ball Development, GP, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and Official Seal this the 19 day of December, 2018.

_____
Notary Public
My Commission Expires:

see attached

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

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

STATE OF Tennessee
County OF Davidson

On this the 19TH day of DEC EMBER, 2018, before me personally appeared **JOSEPH M. ROBERTS III**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged himself to be Managing Member of JMR Investments, LLC, Member of YELLOW BALL DEVELOPMENT, GP, the within named bargainor, and that he as such Managing Member of JMR Investments, LLC, Member of **YELLOW BALL DEVELOPMENT, GP**, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my ~~hand and~~ Official Seal this the 19TH OF DECEMBER, 2018.

Notary

My Commission Expires:

