WARRANTY DEED

Karen Johnson Davidson County
Batch# 199557 DEEDWARR
02/27/2019 09:29:47 AM 2 pgs
Fees: $13.00 Taxes: $1,405.63

20190227-0017674

B-AH-19-1

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 $379,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF FEBRUARY, 2019.

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)
Krista Marie Ellis and James Webber	**Citizens Bank, N.A.**	
(NAME)	(NAME)	**105-04-0-031.00**
1 Claiborne Street	**6100 Tower Circle**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Franklin, TN 37067**	
(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 **KRISTA MARIE ELLIS, AN UNMARRIED WOMAN AND JAMES WEBBER, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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 Southerly 35 feet, 9 inches of Lot Nos. 436, 437 and 438 on the Map of Lots Nos. 436, 437 and 438 Maury and Claiborne's Subdivision, as of record in 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's Street and runs back between parallel lines, with the Northerly margin of Trimble Street, 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 Alex Craw by Final Decree Confirming Sale of the Clerk and Master from Carol L. McCoy, Chancellor for the Chancery Court for Davidson County, Tennessee, of record in Instrument No. 20140828-0078810, Register's Office for Davidson County, Tennessee, dated August 21, 2014 and recorded August 28, 2014, as further vested in the said Alex Craw pursuant to a Default Judgment in Instrument No. 20160511-0046953 and by Order of the Chancery Court for Davidson County, Tennessee, of record in Instrument No. 20160511-0046954, Instrument No. 20170328-0029894 and Instrument No. 20170328-0029895, Register's Office for Davidson County, Tennessee.

Being a portion 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 05, 2018.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1 Claiborne Street, 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 22nd DAY OF FEBRUARY, 2019.

Yellow Ball Development, GP

D & J Properties of Tennessee, LLC
Partner

BY: _____
Jeff Gaw, Chief Manager

JMR Investments, LLC
Partner

BY: Joseph M R _____
Joseph M. Roberts, III, Managing Member

STATE OF Tennessee
County OF Davidson

On this the 22 day of Feb., 2019, 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 22 day of Feb., 2019.

_____
Notary Public
My Commission Expires:

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF Tennessee
County OF Davidson

On this the 22 day of Feb., 2019, 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 22 day of Feb., 2019.

_____
Notary Public
My Commission Expires:

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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