WARRANTY DEED

Karen Johnson Davidson County
Batch# 212399 **DEEDWARR**
04/01/2019 02:35:47 PM 2 pgs
Fees: $13.00 Taxes: $1,324.23

20190401-0029243

B-YB-18-05

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 27th DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 11-8-2021

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)	**105-04-0-029.00**
~~**5 Claiborne St.**~~ 1017 BOXWOOD DR	**9520 Ormsby Station Road Ste 20**	
(ADDRESS)	(ADDRESS)	
~~**Nashville, TN 37210**~~ 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 parts of Lots 436, 437 & 438 on the Plan of Maury & Claiborne's Addition to Nashville of record in Plat Book 21, Page 84 and 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

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 Yellow Ball Development, GP by Warranty deed from James Fineman, a married man of record in Instrument No. 20180530-0051570 Register's Office for Davidson County, Tennessee, dated May 29, 2018 and recorded on May 30, 2018.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 84 and 85, Register's Office for Davidson County, Tennessee.
- Taxes for the year 2019, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5 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 27th DAY OF MARCH, 2019.

Yellow Ball Development, GP

BY: _____

Jody Roberts
Authorized Agent

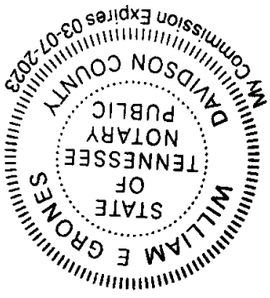
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JODY ROBERTS, signing for YELLOW BALL DEVELOPMENT, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of YELLOW BALL DEVELOPMENT, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th of March, 2019.

_____

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212