Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of April, 2019.

Notary Public
My commission expires:

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2020

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-YB-196114-H

Karen Johnson Davidson County
Batch# 213652 **DEEDWARR**
04/03/2019 02:56:20 PM 2 pgs
Fees: $13.00 Taxes: $647.50

20190403-0030468

Address of New Owner:
Yellowball Development GP
650 Wedgewood
Nashville TN 37203

Send Tax Bills to:
New Owner

Tax Information:
091-09-0-016.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Johnnie G. Williams, a single person**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ~~**Yellowball**~~ **Development GP**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Yellow Ball

Land in Davidson County, Tennessee, being the easterly 50 feet of the westerly 388 feet of Lot No. 36 on the map of the subdivision of the B. F. Cockrill Farm, as of record in Book 161, Pages 134 and 135, Register's Office for Davidson County, Tennessee, described as follows:

Beginning in the center of Robertson Avenue at a point 352 feet west of the center line of Vernon, formerly Cockrill Avenue; thence with the center of Robertson Avenue westwardly 50 feet to the southeast corner of the property conveyed to P. E. Tittle and wife by deed of correction from J. M. Marable, et al, of record in Book 1493, Page 422, said Register's Office; thence with said Tittle's easterly line, northwardly 294.3 feet to the southerly line of Lot No. 35; thence with said line, eastwardly 50 feet; thence southwardly 294.3 feet to the beginning.

Being the same property conveyed to William D. Ormsby, Sr. and wife, Dorothy E. Ormsby by deed from Robert E. Sneed and wife, Pamela D. Sneed, dated June 17, 1957, recorded June 28, 1957, of record in Book 2652, Page 63, Register's Office for Davidson County, Tennessee. The said William D. Ormsby, Sr. having since died on March 24, 1966.

Further being the same property conveyed to Thomas C. Binkley, Trustee by Quitclaim Deed from Dorothy E. Ormsby, and as further conveyed to Johnnie G. Williams by Quitclaim Deed from Thomas C. Binkley, Trustee, dated May 5, 1983, recorded May 10, 2010, of record in Book 6053, Page 928, Register's Office for Davidson County, Tennessee. The said Dorothy E. Ormsby having since died.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6114 Robertson Avenue, Nashville, TN 37204.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 2nd day of April, 2019.

Johnnie G. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Johnnie G. Williams**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 2nd day of April, 2019.

Notary Public

My Commission expires: 03/21/2022

LATIKA RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022