WARRANTY DEED



B-YB-19-1019A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,900.00.

Jodi Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JUNE, 2019.

Ann Marie Angel
Notary Public

MY COMMISSION EXPIRES: 3/8/2021
(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)
Alec Turgeon and Xiomara Turgeon	Regions Bank	
(NAME) **1019 A Alice St**	(NAME) 2050 Pkwy. Office Cir. RCN-6 Mail Code: ALBH40602B	**070-07-0J-001.00-CO**
(ADDRESS) **Nashville, TN 37218**	(ADDRESS) Birmingham, AL 35244	
(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 **XIOMARA TURGEON AND ALEC R TURGEON, 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 Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1019 Alice Street Residences, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180516-0046610 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Stephen F. Meade and wife, Sandra J. Meade by Special Warranty deed from First American National Bank of record in Book 8361, page 414, Register's Office for Davidson County, Tennessee, dated May 28, 1991 and recorded on May 29, 1991. (Value or consideration shown in aforementioned deed $11,945.00.)

Being a portion of the same property conveyed to Stephen F. Meade by Quitclaim Deed from Sandra J. Meade, dated September 7, 1993 and recorded October 1, 1993, of record in Book 9099, Page 990, Register's Office of Davidson County, Tennessee.

Further being a portion of the same property conveyed to Stephen F. Meade and Helen Katherine Creason Meade, as Tenants by the entirety, by Quitclaim Deed from Stephen F. Meade, dated August 24, 2006 and recorded August 28, 2006 in Instrument No. 20060828-0106324, Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to Yellow Ball Development, GP by Warranty deed from Stephen F. Meade of record in Instrument No. 20180410-0033811 Register's Office for Davidson County, Tennessee, dated April 05, 2018 and recorded on April 10, 2018. (Value of consideration shown in aforementioned deed $190,000.00.) Being also known as 1019 A Alice St A Nashville, Tennessee 37218.

This conveyance is subject to:
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180516-0046610, Register's Office for Davidson County, Tennessee,.
- Taxes for the year 2019, a lien not yet due and payable.
- Charter of 1019 Alice Street Residences of record in Instrument Number 20180521-0048553, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1019 A Alice St, Nashville, Tennessee 37218**.

Karen Johnson Davidson County
Batch# 254195 DEEDWARR
07/09/2019 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,405.63
20190709-0066853

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 26th DAY OF JUNE, 2019.

Yellow Ball Development, GP

D & J Properties of Tennessee, LLC
Partner

BY:_____
Jeff Gaw, Authorized Agent

JMR Investments, LLC
Partner

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

STATE OF Tennessee
County OF Davidson

On this the 26th day of June, 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 Authorized Agent of D & J Properties of Tennessee, LLC, Partner of Yellow Ball Development, GP, the within named bargainor, a partnership, and that he as such Authorized Agent 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 26th day of June, 2019.

_____
Notary Public
My Commission Expires: 1-3-22

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

STATE OF Tennessee
County OF Davidson

On this the _____ day of _____, 2019, 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 the Managing Member of JMR Investments, LLC, Partner of Yellow Ball Development, GP, the within named bargainor, a partnership, and that he as such Managing Member of JMR Investments, 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 26th day of June, 2019.

_____
Notary Public
My Commission Expires: 1-3-22

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

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

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)