WARRANTY DEED

Karen Johnson Davidson County
Batch# 330622 **DEEDWARR**
12/16/2019 04:01:11 PM 2 pgs
Fees: $13.00 Taxes: $573.50

20191216-0129723

B-AH-19-3208

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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)
Yellow Ball Development, GP	**New Owner**	
(NAME)	(NAME)	
650 Wedgewood Ave.		**070-09-0-005.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **KELLEESA EWING, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **YELLOW BALL DEVELOPMENT, GP,** 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 part of Lot No. 18 on the Plan of Alpine Terrace Subdivision, as of record in Book 421, Page 131, Register's Office for said County, described according to a survey made by T. R. Sanford, Surveyor, February 27, 1968, as follows, to wit:

BEGINNING at an iron pin in the northeasterly margin of Lincoln Street, north 58 deg. west 222.3 feet from the northerly intersection of said Lincoln Street and Alpine Avenue; thence with the northeasterly margin of said street, North 58 deg. west 83 feet to an iron pin; thence north 31 deg. 05' east 160.5 feet to an iron pin; thence south 35 deg. 45' west 103.1 feet to an iron pin; thence south 53 deg. 16' west 26 feet to an iron pin; thence south 32 deg. 19' west 97.3 feet to the beginning.

Being the same property conveyed to Ernest L. Ewing, single by Warranty deed from Larry C. Williams and wife, Helen Williams of record in Book 4988, page 697, Register's Office for Davidson County, Tennessee, dated January 14, 1976 and recorded on January 15, 1976. Ernest L. Ewing having since died on April 29, 2019 and bequeathed the subject property to Kelleesa Ewing by Last Will & Testament filed in the Circuit Court of Davidson County, Tennessee (Probate Division), Case No. 19P-806.

This conveyance is subject to:
- Taxes for the year 2019, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 131, 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: **3208 Lincoln Avenue, Nashville, Tennessee 37218**.

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 12th DAY OF DECEMBER, 2019.

Kelleesa Ewing

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELLEESA EWING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of December, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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