WARRANTY DEED

Karen Johnson Davidson County
Batch# 380810 **DEEDWARR**
04/02/2020 10:34:49 AM 3 pgs
Fees: $18.00 Taxes: $1,646.13

20200402-0035388

B-YB-20-14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $444,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/3/21

(AFFIX SEAL)

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

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)
Sierra Rose Breza	new owner	
(NAME)	(NAME)	**105-04-0-007.00**
14 Perkins Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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 **SIERRA ROSE BREZA,** unmarried, 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 Lot No. 429 in Maury & Claiborne's Addition to South Nashville a plan of which is of record in Plat Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 429 fronts 40 feet on the Northerly side of Perkins Street, and runs back between parallel lines with the Easterly margin of Claiborne Street 150 feet to an alley, 20 feet wide.

Being a portion of the same property conveyed to J Phive Development, LLC, a Tennessee limited liability company by Warranty Deed from Samuel R. Sims, Jr., Jewell E. Sims, and Larry J. Sims, of record in Instrument No. 20140805-0070404, Register's Office for Davidson County, Tennessee, dated August 05, 2014 and recorded on August 05, 2014.

Being a portion of the same property conveyed to J Phive Development, LLC, a Tennessee limited liability company by Quitclaim Deed from J Phive Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20150205-0010930, Register's Office for Davidson County, Tennessee, dated February 04, 2016 and recorded on February 05, 2016.

Being a portion of the same property conveyed to Jared Sciullo and Jenny Sciullo, husband and wife by Quitclaim Deed from J Phive Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20160205-0011493, Register's Office for Davidson County, Tennessee, dated February 04, 2016 and recorded on February 05, 2016.

Being a portion of the same property conveyed to Yellowball Development, GP by Warranty deed from Jared Sciullo and Jenny Sciullo, husband and wife of record in Instrument No. 20180803-0076593 Register's Office for Davidson County, Tennessee, dated August 3, 2018 and recorded on August 3, 2018.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page (S) 84 and 85, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-Of-Way of record in Instrument Number 20190125-0007462, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-Of-Way of record in Instrument Number 20190125-0007463, 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: **14 Perkins 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 25th DAY OF MARCH, 2020.

Yellow Ball Development, GP

D & J Properties of Tennessee, LLC
Partner

BY:_____
Jeff Gaw, Chief Manager

JMR Investments, LLC
Partner

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

STATE OF Tennessee
County OF Davidson

On this the 25 day of March, 2020, 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 25 day of March, 2020.

_____
Notary Public
My Commission Expires: 5/3/21

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF Tennessee
County OF Davidson

On this the 25 day of March, 2020b, 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 25 day of March, 2020.

_____
Notary Public
My Commission Expires: 5/3/21

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

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

STATE OF Tennessee

County OF Davidson

On this the 25 day of MARCH, 2020, 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 Managing Member of JMR INVESTMENTS, LLC, Member of YELLOW BALL DEVELOPMENT, GP, the within named bargainor, and that he as such Managing Member of JMR INVESTMENTS, LLC, Member 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 25th day of March, 2020

Notary

My Commission Expires: 7/6/20

