THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200325934** **BERNITHA THOMAS COPELAND** **Commission # GG 339395** **Expires September 25, 2023** **Bonded Thru Budget Notary Services**	STATE OF ~~TENNESSEE~~) Florida COUNTY OF ~~DAVIDSON~~) Manatee The actual consideration or value, whichever is greater, for this transfer is: ~~$75,000.00~~ Affiant Subscribed and sworn to before me, this 26th day of May, 2020. Notary Public My Commission Expires: 09/25/2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Yellow Ball Development, GP. 106 Lewis Street Nashville TN 37210	Yellow Ball Development, GP. 650 Wedgewood Avenue Nashville, TN 37203	Tax Parcel ID No. 093-16-0-122.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Chapman Development, LLC., a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Yellow Ball Development, GP**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the front or Easterly 105 feet of Lot No. 129 on the Map of Maury and Claiborne's Addition to South Nashville, as of record in Book 21, Page 84 and 85, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Chapman Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from Michele Burks, Married, recorded on the 10th day of July, 2017 in Instrument No. 20170710-0069320, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAURY AND CLAIBORNE'S ADDITION TO SOUTH NASHVILLE, as recorded in Plat Book 21, Page(s) 84 and 85, in the Register's Office of Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 4373, Page 207, in the Register's Office of Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 408360 **DEEDWARR**
06/01/2020 08:18:40 AM 2 pgs
Fees: $13.00 Taxes: $277.50

20200601-0055810

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-YB-20-1116

This is improved property located at 106 Lewis Street Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of May, 2020.

Chapman Development, LLC.

By: _____
Ryan Robert Chapman, Sole Member

STATE OF Florida
COUNTY OF Manatee

Before me, the undersigned, of the State and County aforesaid, personally appeared Ryan Robert Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of Chapman Development, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 26th day of May, 2020.

Bernitha Thomas Copeland
Notary Public

BERNITHA THOMAS COPELAND
Commission # GG 339395
Expires September 25, 2023
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