WARRANTY DEED

Karen Johnson Davidson County
Batch# 440961 DEEDWARR
07/21/2020 08:15:57 AM 2 pgs
Fees: $13.00 Taxes: $1,609.13

20200721-0079657

B-JI-20-628A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $434,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 07/09/24
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Anna Reed Grass **Curtis A. Grass and Leigh Anne Grass**	**USAA Federal Savings Bank**	
(NAME) **628A Freedom Place**	(NAME) **10750 McDermott Freeway**	**090-12-4D-001.00-CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **San Antonio, TX 78288-0558**	
(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 **ANNA REED GRASS, UNMARRIED AND CURTIS A. GRASS AND WIFE, LEIGH ANNE GRASS, AS** Tenants In Common With Right of Survivorship, 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 Freedom Place Cottages, a Horizontal Property Regime with Private Elements of record as Instrument No. 20191029-0110611 and being shown on Plat attached thereto as Exhibit "C", 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 part of the same property conveyed to Larry D. Napier and wife, Trena M. Napier by Warranty deed from William E. Isaacs Remodeling, Contractors, Inc of record in Book 7972, page 404, Register's Office for Davidson County, Tennessee, dated October 30, 1989 and recorded on November 01, 1989. (Value or consideration shown in aforementioned deed $53,000.00.).

Being part of the same property conveyed to Jessie D. Napier by Quitclaim deed from Larry D. Napier and wife, Trena M. Napier of record in Instrument No. 20010719-0076632 Register's Office for Davidson County, Tennessee, dated July 18, 2001 and recorded on July 19, 2001. (Value of consideration shown in aforementioned deed $0.00.).

Being part of the same property conveyed to Larry D. Napier and wife, Trena M. Napier by Quitclaim deed from Jessie D. Napier of record in Instrument No. 20030519-0068177 Register's Office for Davidson County, Tennessee, dated May 12, 2003 and recorded on May 19, 2003. (Value of consideration shown in aforementioned deed $0.00.)

Being part of the same property conveyed to Yellow Ball Development, GP, a Tennessee General Partnership by Warranty deed from Larry D. Napier, unmarried of record in Instrument No. 20190918-0094383 Register's Office for Davidson County, Tennessee, dated September 13, 2019 and recorded on September 19, 2019. (Value of consideration shown in aforementioned deed $180,000.00.)

Being also known as 628 A Freedom Place A Nashville, Tennessee 37209.

This conveyance is subject to:
- Taxes for the year 2020, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page 3, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20191029-0110611, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20191104-0113670, in the Register's Office for Davidson County,

Tennessee.
- Restrictions of record in Book 3247, Page 333, 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: **628A Freedom Place, Nashville, Tennessee 37209**.

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 17th DAY OF JULY, 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 17th day of July, 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 17th day of July, 2020.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF Tennessee
County OF Davidson

On this the 17th day of July, 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 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 17th day of July, 2020.

Notary Public
My Commission Expires: 1/3/22

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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