Karen Johnson
Batch# 503309
10/29/2020 12:47:06 PM
Fees: $13.00 Taxes: $407.00

Davidson County
DEEDWARR
2 pgs

20201029-0125968

Margaret R. Means
State of Tennessee
Notary Public
Davidson County
My Commission Expires September 7, 2021

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(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)
Yellow Ball Development GP	**NEW OWNER**	
(NAME) **650 Wedgewood Ave.**	(NAME)	**93-16-123.00**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(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, **INTENTIONAL PROPERTIES TN, LLC,** 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 the front or East part of Lot No. 128 on the Plan of Maury and Claiborne's Addition to Nashville, of record in Plat Book 21, Pages 84 and 85, Register's Office for Davidson County.

Said part of said Lot fronts 35 feet on the Westerly side of Lewis Street and runs back between parallel lines 105 feet to a dead line.

Being the same property conveyed to Intentional Properties TN, LLC, a California limited liability company, by Quitclaim Deed from Patrick T. Keith-Hynes and Meghan W. Hynes, as Trustees of the Keith-Hynes Family Trust, recorded August 1, 2019 in Instrument No. 20190801-0075772, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patrick T. Keith-Hynes and Meghan W. Hynes, as Trustees of the Keith-Hynes Fam ly Trust, by Quitclaim Deed from Meghan Keith-Hynes, a married woman, recorded July 31, 2019 in Instrument No. 20190731-0075668, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Meghan Keith-Hynes, a married woman, by Warranty Deed from Elizabeth Backus, a single person, recorded July 12, 2017 in Instrument No. 20170712-0070016, Register's Office for Davidson County, Tennessee.

This conveyance s subject to:

- Subject to all matters shown on the Plan of record in Plat Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenants, conditions or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **108 Lewis 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 27th DAY OF OCTOBER, 2020.

Intentional Properties TN, LLC

BY: _____ MANAGER
Patrick T. Keith-Hynes, Manager

BY: _____, MANAGER
Meghan W. Keith-Hynes, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the uncersigned, a Notary Public in and for said County and State, PATRICK T. KEITH-HYNES, MANAGER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the of INTENTIONAL PROPERTIES TN, LLC the within named bargainor, a limited liability company, and that he/she as such executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th of October, 2020.

_____
Notary Public
My Commission Expires: 6/27/2023
(SEAL)

TERRIE KEPLINGER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WASHINGTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEGHAN W. KEITH-HYNES, MANAGER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the of INTENTIONAL PROPERTIES TN, LLC the within named bargainor, a limited liability company, and that he/she as such executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th of October, 2020.

_____
Notary Public
My Commission Expires: 6/27/2023
(SEAL)

TERRIE KEPLINGER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WASHINGTON

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