WARRANTY DEED

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: 8-14-05

(AFFIX SEAL) HICKERNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027

D-0507

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Rochelle Center	Owner	051-11-0-019.00
(NAME)	(NAME)	
1020 Southside Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 06/07/05 09:10 2 pgs
Fees:13.00 Taxes:656.75

20050607-0064765

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Progress, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO The Rochelle Center, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 107, on the plan of Oakland Acres, Section 8, as shown on the plat of record in Book 2854, Page 78, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Progress Inc. by Warranty Deed from M. Michael Haynes, unmarried dated January 8, 1992, of record in Book 8525, Page 257, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 209 Wellington Drive, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 27th day of May, 2005.

Progress, Inc.

By: Donna Goddaker, Executive Director

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Brentwood, Tennessee this 27th day of May, 2005.

Commission expires:

_____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Donna Goodaker with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the Executive Director of Progress, Inc. the within named bargainor, and corporation, and that he/she as such Executive Director being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Donna Goodaker as such Executive Director .

Witness my hand and official seal at office at Nashville, Tennessee on this the 27th day of May, 2005.

Notary Public

My Commission Expires: 6/24/09

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

RETURN TO:

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Brentwood, Tennessee 37027