This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402, Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 21st day of January, 2016, by and between Deborah Matthews, Teresa Matthews, Keitha Dowell, Randall McCutcheon, and Donald McCutcheon, party of the first part, and Progressive Development, LLC, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 3 on the Plan of Edgehill Estates, Section 30, of record in Plat Book 3400, Page 80, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being all or part of the same property conveyed to Gracie L. Bryant by virtue of that certain Warranty Deed dated January 4, 1980, at Book 5552, Page 993 in the Register's Office of Davidson County, Tennessee. Gracie L. Bryant now being deceased.
See also Affidavit of Heirships recorded as Instrument Numbers 20160125-0006537 & 20160125-0006538
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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 4300, Page 80 in said Register's Office, Tennessee; 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Deborah Matthews
Deborah Matthews

Teresa Matthews by Deborah Matthews attorney in fact
Teresa Matthews, by Deborah Matthews, Attorney In Fact

Keitha Dowell by Deborah Matthews attorney in fact
Keitha Dowell, by Deborah Matthews, Attorney In Fact

Randall McCutcheon by Deborah Matthews attorney in fact
Randall McCutcheon, by Deborah Matthews, Attorney In Fact

Donald McCutcheon by Deborah Matthews attorney in fact
Donald McCutcheon by, Deborah Matthews, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Deborah Matthews, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of January, 2016.

Jacqueline G Brown
Notary Public

My Commission Expires: 11-6-18

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this day of January, 2016, before me personally appeared Deborah Matthews, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Teresa Matthews and acknowledged that she executed the same as the free act and deed of the said Teresa Matthews.

WITNESS my hand and official seal at office this 21st day of January, 2016.

Jacqueline G Brown
Notary Public

My Commission Expires: 11-5-18

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20160005957 DEEDWARR
Recvd: 01/25/16 09:10 2 pgs
Fees: 13.00 Taxes: 1073.00

20160125-0006543

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of January, 2016, before me personally appeared Deborah Matthews, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Keitha Dowell and acknowledged that she executed the same as the free act and deed of the said Keitha Dowell.

WITNESS my hand and official seal at office this 21st day of January, 2016.

Jacqueline G Brown
Notary Public

My Commission Expires: 11-5-18

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of January, 2016, before me personally appeared Deborah Matthews, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Randall McCutcheon and acknowledged that she executed the same as the free act and deed of the said Randall McCutcheon.

WITNESS my hand and official seal at office this 21st day of January, 2016.

Jacqueline G Brown
Notary Public

My Commission Expires: 11-5-18

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of January, 2016, before me personally appeared Deborah Matthews, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Donald McCutcheon and acknowledged that she executed the same as the free act and deed of the said Donald McCutcheon.

WITNESS my hand and official seal at office this 21st day of January, 2016.

Jacqueline G Brown
Notary Public

My Commission Expires: 11-5-18

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Property Owner, & Address: Progressive Development, LLC P.O. Box 331235, Nashville, TN 37203

Tax Parcel No 10501007100

Property Address: 927 13th Ave S
Nashville, TN 37212

MAIL TAX
BILLS TO: Owner at owners address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $290,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 21st day of January, 2016.

Jacqueline G Brown
Notary Public

My Commission Expires: 11-5-18

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY