This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is ~~$335,000.00~~.

Affiant

Subscribed and sworn before me this the 17th day of August, 2016.

Jennifer Crowell
Notary Public
My commission expires: 2/24/18

JENNIFER CROWELL NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

BILL GARRETT, Davidson County
Trans: T20160076659 DEEDWARR
Recvd: 09/01/16 10:26 2 pgs
Fees: 13.00 Taxes: 1239.50
20160901-0091933

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Progressive Development, LLC 1420 15th Ave S Nashville, TN 37212	P.O. Box 331235 Nashville TN 37203	105-05-0-530.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BARBARA ANN WOODS, AKA BARBARA TALLEY, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to PROGRESSIVE DEVELOPMENT, LLC, hereinafter called the Grantee, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of the Resubdivision of Section 58, Edgehill Estates, of record in Book 4660, page 40, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 53 feet on the Easterly side of 15th Avenue, South and extends back between parallel lines measuring 150 feet to a dead line at an alley in the rear, measuring 53 feet, thereon.Being the same property conveyed to Florence Macklin and Barbara Ann Woods by Warranty Deed from Hope, Inc., a Tennessee Corporation of record in Book 4915, page 731, Register's Office for Davidson County, Tennessee, dated March 19, 1975 and recorded on March 27, 1975. The said Florence Macklin died intestate on October 4, 1999 leaving Bobby Joe Woods as her sole heir at law. The said Bobby Joe Woods has since deceased leaving Barbara Ann Woods a.k.a. Barbara Talley and Gregory Eugene Woods as his only heirs.

Being the same property conveyed to Barbara Ann Woods a.k.a Barbara Talley by Quitclaim deed from Gregory Eugene Woods of record in Instrument No. 20160801-0078847, Register's Office for Davidson County, Tennessee, dated July 29, 2016 and recorded on August 01, 2016, and further referenced by an Affidavit of Heirship executed on August 17, 2016, of record in Instrument Number 20160901-0091931, Register's Office for Davidson County, Tennessee. Also, being further referenced by an Affidavit of Heirship executed on August 17, 2016, of record in Instrument Number 20160901-0091932, Register's Office for Davidson County, Tennessee.

Being also known as 1420 15th Ave S Nashville, Tennessee 37212.

Subject to all Easements and Restrictions of record.

The said Barbara Ann Woods being one and the same person as Barbara Talley and Barbara A. Talley.

THIS IS __XX_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 1420 15th Ave S, Nashville, TN 37212.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

BAW

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Witness my hand this the 17th day of August, 2016.

Barbara Ann Woods-Talley
Barbara Ann Woods a.k.a Barbara Talley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Barbara Ann Woods a.k.a Barbara Talley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of August, 2016.

My commission expires: 9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY