WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
DB File No. M165336

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 $695,000.00.

✓ Affiant

Subscribed and sworn before me this the 22nd day of September, 2016.

Notary Public
My commission expires: 4-28-19

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28, 2019

BILL GARRETT, Davidson County
Trans: T20160084225 DEEDWARR
Recvd: 09/26/16 10:55 2 pgs
Fees: 13.00 Taxes: 2571.50
20160926-0101085

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Niki Reese 965 9th Avenue South Nashville, TN 37203	New Owner	105-02-0E-001.00-CO

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, PROGRESSIVE DEVELOPMENT, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to NIKI REESE, hereinafter called the Grantees, 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:

Unit No. A of 965 9th Avenue South, a Horizontal Property Regime with Private Elements having been established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150720-0070452, Register' s Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Harold G. Johnson by Warranty deed from William L. McDaniel and wife, Linda F. McDaniel of record in Instrument No. 20150318-0023305 Register's Office for Davidson County, Tennessee, dated March 16, 2015 and recorded on March 18, 2015. Being a portion of the same property conveyed to Progressive Development, LLC by Quit Claim deed from Harold Johnson, Jr. of record in Instrument No. 20151020-0106542 Register's Office for Davidson County, Tennessee, dated October 19, 2015 and recorded on October 20, 2015.

Being also known as 965th Avenue South Nashville, TN 37203.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 965 9th Avenue South, Nashville, TN 37203.

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.

Witness my hand this the 22nd day of September, 2016.

Harold Johnson, Member
Progressive Development, LLC

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Harold Johnson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Member of the within named bargainor, a LLC, and that he, as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Harold Johnson as such Member.

Witness my hand and official seal this 22nd day of September, 2016.

My Commission Expires:
1/15/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY