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 $736,400.00.

Affiant

Subscribed and sworn before me this the 24th day of October, 2016.

Notary Public
My commission expires: 9-10-2018

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160099185 DEEDWARR
Recvd: 11/09/16 11:22 2 pgs
Fees:13.00 Taxes:2724.68
20161109-0118553

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Philip E. Crow<br>2218 B 11th Ave South<br>Nashville, TN 37204 | Philip E. Crow<br>2218 B 11th Ave South<br>Nashville, TN 37204 | 105-13-0-241.00 |

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, PROGRESSIVE DEVELOPMENT, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to PHILIP E. CROW AND SUSAN E. CROW, HUSBAND AND WIFE, 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:

Being Unit No. B on the Plan of Homes at 2218 11th 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. 20150818-0083152, as amended in Instrument No. 20151119-0117303, and Instrument No. 20160818-0086170, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the Portion of same property conveyed to Geneva B. Turner and Lillie Elizabeth Josephine Turner (each a 1/2 undivided interest) as joint tenants with rights of survivorship, by Quitclaim deed from Geneva B. Turner of record in Book 9680, page 866, Register' s Office for Davidson County, Tennessee, dated May 17, 1995 and recorded on May 25, 1995.

The said Geneva B. Turner died on September 8, 2004.

The said Lillie Elisabeth Josephine Turner died on May 20, 2015 and an Affidavit of Heirship was recorded in Instrument No. 201507090-066768 in the Register's Office for Davidson County, Tennessee.

The estate of Lillie Elizabeth Josephine Turner was administered in the Probate Court for Davidson County, Tennessee in Case No. 15P1056.

All the heirs at law of Lillie Elizabeth Josephine Turner are her children, Charles E. Jackson, Jr. and Sabrina L. Jackson.

The said Sabrina L. Jackson quitclaimed her rights, title and interest in said property to Charles E. Jackson, Jr. by quitclaim deed dated July 9, 2015, of record in Instrument No. 20150709-0066773, Register's Office for Davidson County, Tennessee.

Being the portion of the same property conveyed to Harold Johnson by Warranty deed from Charles E. Jackson, Jr of record in Instrument No. 20150722-0071721 Register's Office for Davidson County, Tennessee, dated July 10, 2015 and recorded on July 22, 2015.

Being the portion of the same property conveyed to Progressive Development LLC from Harold Johnson by Quitclaim Deed of record in Instrument No. 20161109-0118552, Register's Office for Davidson County, Tennessee

Being also known as 2218 B 11th Ave South Nashville, TN 37204.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2218 B 11th Ave South, Nashville, TN 37204.

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 24th day of October, 2016.

Harold Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this 24th day of October, 2016.

My commission expires:

1/5/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY