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

BILL GARRETT, Davidson County
Trans:T20160106101 DEEDWARR
Recvd: 12/02/16 10:59 2 pgs
Fees:13.00 Taxes:1850.00

20161202-0126579

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $500,000.00.

Affiant

Subscribed and sworn before me this the 1st day of December, 2016.

Notary Public
My commission expires: 9-10-2018

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Progressive Development LLC	Progressive Development, LLC	105-07-0-201.00 & 105-07-
117 and 119 Rains Ave Nashville, TN 37203		

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, KELVIN BROWN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to PROGRESSIVE DEVELOPMENT LLC, 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:

Parcel I: 117 Rains Avenue, Nashville, Tennessee 37203

Land in Davidson County, Tennessee, being the Southerly 58 feet of the Easterly 150 feet of Lot No. 1 on the Map of Hamilton's Subdivision of Lot No. 2 of the John Rains Property, of record in Minute Book 1, Page 97, County Court for said County. Said part of Lot No. 1 fronts 58 feet on the westerly side of Raines Avenue and runs back between parallel lines with the northerly margin of an alley 150 to a dead line.

Being the same property conveyed to Kevin D. Brown by Quitclaim Deed from Agnes Parker, Jacqueline R. Odom & Olivea Odom of record in Book 9081, Page 408, Register's Office for Davidson County, Tennessee, dated August 5th, 1993 and recorded September 15, 1993.

Being also the same property conveyed to Kelvin Brown by Decree for Redemption deed from The Metropolitan Government of Nashville and Davidson County, Clerk and Master of record in Instrument No. 20120229-0017588 Register's Office for Davidson County, Tennessee, dated October 30, 2009, and recorded on February 29, 2012.

Being also the same property conveyed to Kelvin Brown by Decree for Redemption deed from The Metropolitan Government of Nashville and Davidson County, Clerk and Master of record in Instrument No. 20150121-0005927 Register's Office for Davidson County, Tennessee, dated November 26, 2014 and recorded on January 21, 2015.

Being also known as 117 Rains Ave Nashville, Tennessee 37203.

Parcel II: 119 Rains Avenue, Nashville, Tennessee 37203

Being Lot No. 2 on the plan of the subdivision of the Mary Hamilton Estate as of record Minute Book 1, Page 97 of the County Court of Davidson County, Tennessee beginning at a point on the Westerly margin of Rains Avenue 117 1/2 feet North of the northerly margin of Hamilton Avenue, thence Northwardly with the Westerly margin of Rains Avenue 50 feet to the Southerly margin of an alley; thence in a Westerly direction with the southerly margin of said alley 150 feet to a point; thence in a Southerly direction parallel with the Westerly margin of Rains Avenue, 50 feet to a point, thence Easterly and parallel with the Southerly margin of said alley 150 feet to the beginning and being the same property conveyed to Phillip Klott by deed dated April 19, 1943 recorded in Book 1258, Page 270, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kelvin D. Brown by Quitclaim Deed from Frank E. Davenport and Kenneth A. Mitchell of record in book 11733, page 703, Register's Office for Davidson County, Tennessee, dated November 4, 1999, and recorded November 5, 1999.

Being the also the same property conveyed to Kelvin Brown by Decree for Redemption deed from The Metropolitan Government of Nashville and Davidson County, Clerk and Master, of record in Instrument no 20120229-0017587, dated October 30, 2009, and recorded February 29, 2012.

Being the same property conveyed to Kelvin Brown by Decree for Redemption deed from The Metropolitan Government of Nashville and Davidson County, Clerk and Master of record in Instrument No. 20150121-0005928 Register's Office for Davidson County, Tennessee, dated November 26, 2014 and recorded on January 21, 2015.

Being also known as 119 Rains Ave Nashville, Tennessee 37203.

Subject to all Easements and Restrictions of record.

The said Kelvin Brown being also known as Kevin Brown and Kevin Brown, Sr., one and the same person.

K.B. 11

THIS IS _X_ IMPROVED ___UNIMPROVED PROPERTY KNOWN AS 117 and 119 Rains Ave, 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 1st day of December, 2016.

Kelvin Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kelvin Brown, 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 1st day of December, 2016.

My commission expires:

11/5/17

Notary Public

