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

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $740,000.00.

Affiant

Subscribed and sworn before me this the 30th day of December, 2016.

Notary Public
My commission expires: 9/10/18

BILL GARRETT, Davidson County
Trans:T20170000018 DEEDWARR
Recvd: 01/03/17 08:28 2 pgs
Fees:13.00 Taxes:2738.00
20170103-0000020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Michael Scott Terry 2218 A 11th Avenue South Nashville, TN 37204	New Owner	105-13-3-F-001.00CO

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 MICHAEL SCOTT TERRY AND SARAH C. TERRY, 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:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Homes at 2218 11th Avenue South, having been established by the Declaration of Covenants, Conditions, and Restrictions for Homes at 2218 11th Avenue South, A Horizontal Property Regime With Private Elements, of record in Instrument No. 20150818-0083152, as amended in Instrument No. 20151119-0117303, and further amended in Instrument No. 20160818-0086170, Register's Office for Davidson County, Tennessee, and being shown on the Plat attached as Exhibit "A" to the Second Amendment to Declaration of Covenants, Conditions, and Restrictions for Homes at 2218 11th Avenue South, A Horizontal Property Regime With Private Elements, of record in Instrument No. 20160818-0086170, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the 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, Registers 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 Elizabeth 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 a 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 same property conveyed to Progressive Development, LLC by Quitclaim Deed from Harold Johnson, of record in Instrument No. 20161215-011311437, Register's Office for Davidson County, Tennessee, dated December 14, 2016 and recorded on December 15, 2016.

Being also known as 2218 A 11th Avenue South, Nashville, TN 37204.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2218 A 11th Avenue 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 30th day of December, 2016.

Progressive Development, LLC.

By: _____
Harold Johnson, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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, Progressive Development, 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 30th day of December, 2016.

My commission expires: 9/10/18

_____
Notary Public

