BILL GARRETT, Davidson County
Trans:T20170035059 DEEDWARR
Recvd: 04/26/17 10:04 2 pgs
Fees:13.00 Taxes:1739.00
20170426-0040819

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

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $470,000.00.

Affiant

Subscribed and sworn before me this the 25th day of April, 2017.

Notary Public
My commission expires: 1/17/21

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Progressive Development, LLC 1014 Gale Lane Nashville, TN 37204	Progressive Development, LLC PO Box 331235 Nashville, TN 37203	118-05-0-050.00

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, MARY M. SANFORD, AN UNMARRIED PERSON, 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:

Land in Davidson County, Tennessee, being the Easterly 70 feet of the Westerly 80 feet on Lot No. 8 on the Plan of Subdivision of the South Part of L.G. Noel's Property of record in Plat Book 547, Page 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot Number 8 fronts 70 feet on the Northerly side of Gale Avenue, and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Mary M. Sanford, an unmarried person by Quitclaim deed from Mary M. Sanford, Administratrix of the Estate of John Sanford of record in Instrument No. 20030620-0085921 Register's Office for Davidson County, Tennessee, dated May 19, 2003 and recorded on June 20, 2003.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1014 Gale Lane, 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 25th day of April, 2017.

Mary M. Sanford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary M. Sanford, 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 25th day of April, 2017.

My commission expires:

9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY