BILL GARRETT, Davidson County
Trans:T20170040554 DEEDWARR
Recvd: 05/12/17 09:36 2 pgs
Fees:13.00 Taxes:943.50
20170512-0047189

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

DANIEL AHLBRANDT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $255,000.00.

Affiant

Subscribed and sworn before me this the 11th day of May, 2017.

Notary Public
My commission expires: 11-3-2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Progressive Development, LLC	Progressive Development, LLC	105-11-0 101.00
1811 Martin Street	PO Box 331235	
Nashville, TN 37203	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, RAKIM MERRILL, A SINGLE WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to PROGRESSIVE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, 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 lot No. 2 on the map of the Hamilton Subdivision of parts of lots Nos. 11, 12, and 13, Horton Plan, as of record in Book 974, Page 17 Register's Office for said County.

Said Lot No. 2 fronts 50 feet on the westerly side of Martin Street, and runs back 155 feet and 8 inches on the southerly line and 155 feet and 10 inches on the northerly line to a dead line and measures 50 feet thereon.

Being the same property conveyed to Cloid Eugene Merrill and wife, Eugenia F. Merrill by deed from Clifford H. Taylor and wife, Carrie Belle Sowell Taylor of record in Book 1944, page 185, dated 03/10/1951, Register's Office for said County; The said Cloid Eugene Merrill having died on 11/8/1993, predeceasing his wife Eugenia F. Merrill, who thereupon became vested with fee simple title as surviving tenant by the entirety.

Being the same property conveyed to Rakim Merrill by Quitclaim Deed from Eugenia Merrill dated 09/10/1998, of record in Book 11107, page 527, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1811 Martin Street, Nashville, TN 37203.

RM

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 11th day of May, 2017.

Rakim Merrill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rakim Merrill, 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 11th day of May, 2017.

My commission expires:

9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY