BILL GARRETT, Davidson County
Trans:T20170048380 DEEDWARR
Recvd: 06/07/17 10:11 2 pgs
Fees:13.00 Taxes:2182.63
20170607-0056866

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
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 $589,900.00.

Affiant

Subscribed and sworn before me this the 5th day of June, 2017.

Notary Public
My commission expires: 11-3-2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
William C. Wallace II	Peoples Home Equity, Inc.	092-09-4G 002.00
1400 Rosa Parks Blvd #333	5205 Maryland Way, Suite 100	
Nashville, TN 37208	Brentwood, TN 37027	

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, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to WILLIAM C. WALLACE II AND JENNIFER B. WALLACE, 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. 413 B on the Plan of Homes at 413 36th Avenue North, a Horizontal Property Regime with Private Elements having been established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20160421-0038697, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Progressive Development, LLC, a Tennessee Limited Liability Company by Deed from FP Investments, G.P., a Tennessee General Partnership, dated 01/28/2016, of record in Instrument No. 20160129-0009064, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 413B 36th Ave N, Nashville, TN 37209.

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 5th day of June, 2017.

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, a limited liability company, and that he, as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Harold Johnson as such member.

Witness my hand and official seal this 5th day of June, 2017.

My Commission Expires: 9-10-2018

_____
Notary Public

