Davidson County DEEDWARR
Recvd: 07/21/17 09:59 3 pgs
Fees:18.00 Taxes:2719.50
20170721-0073838

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

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $735,000.00.

Affiant

Subscribed and sworn before me this the 6th day of July, 2017.

Notary Public
My commission expires:

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Daniel W. D'Angelo 2611 West Kirkwood Avenue, Unit B Nashville, TN 37204	New Owner	118-02-3L-002.00-CO

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 DANIEL W. D'ANGELO AND KIMBERLY A. D'ANGELO, 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 B on the Plan of Homes at 2611 West Kirkwood Avenue as shown on Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for Homes at 2611 West Kirkwood Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160620-0062259, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Progressive Development, LLC by Quitclaim deed from Harold Johnson of record in Instrument No. 20160620-0062256 Register's Office for Davidson County, Tennessee, dated June 20, 2016 and recorded on June 20, 2016.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2611 West Kirkwood Avenue, Unit B, 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 6th day of July, 2017.

Progressive Development, LLC

By: _____
Harold Johnson, Member

STATE OF TENNESSEE

COUNTY OF Williamson

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 6th day of July, 2017.

My Commission Expires:

1/17/21

_____
Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY