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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: TFM17117A

Bill Garrett Davidson County
Batch# 39426 **DEEDWARR**
12/19/2017 11:19:00 AM 2 pgs
Fees: $13.00 Taxes: $1,955.45
20171219-0129156

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $528,500.00.

Affiant

Subscribed and sworn before me this the 12th day of December, 2017.

Notary Public
My commission expires: 7/6/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

WARRANTY DEED

Address of New Owner:
Paul J. Smith
117 A Rains Ave
Nashville, TN 37203

Send Tax Bill to:
new owner

Tax Information:
105-07-4H 001.00

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, PROGRESSIVE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to PAUL J. SMITH, AN UNMARRIED MAN,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, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for Homes at 117 Rains Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20161206-0127748, and being show on Plat attached thereto as Exhibit "A" 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 deed dated 12/01/2016 from Kelvin Brown, of record in Instrument No. 20161202-0126579, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 117 A Rains Ave, Nashville, TN 37203.

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 4th day of December, 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, 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 4th day of December, 2017.

My commission expires:

1/17/21

_____
Notary Public

MARK BELL
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY