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 Davidson

The actual consideration or value, whichever is greater is $435,000.00.

Affiant

Subscribed and sworn before me this the 3rd day of January, 2018.

Notary Public
My commission expires: 11-3-2020

Bill Garrett Davidson County
Batch# 44176 **DEEDWARR**
01/04/2018 09:22:41 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50
20180104-0001184

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Progressive Development, LLC PO Box 331235 Nashville, TN 37203	Progressive Development, LLC PO Box 331235 Nashville, TN 37203	105-05-0 079.00

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, MICHAEL CHELIUS AND VICTORIA ROBSON, HUSBAND AND WIFE, 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 all of Lots Nos. 11 and 12, and being the southerly 10 feet of Lot No. 10, on the Map of Lot 49 O. B. Hayes Rokeby Plan, of record in Plat Book 421, Page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said part of Lot No. 10 and all of Lots 11 and 12 front together 65 feet on the westerly side of 15th Avenue, South, formerly Washington Street, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Michael Chelius and Victoria Robson, husband and wife, by Quitclaim Deed from Michael Chelius, dated 11/29/2013, of record in Instrument No. 20131203-0123011, said Register's Office.

Also being all of the same property conveyed to Michael Chelius by deed from Eva M. Collier of record in Instrument No. 20080407-0034954, dated 03/31/2008, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS MPROVED PROPERTY KNOWN AS 1421 15th Avenue South, Nashville, TN 37212.

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 3rd day of January, 2018.

Michael Chelius

Victoria Robson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael Chelius and Victoria Robson, 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 3rd day of January, 2018.

My commission expires: 9-10-2018

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY