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 $254,000.00.

Affiant

Subscribed and sworn before me this the 2ND day of March, 2018.

Notary Public
My commission expires: 11-3-2020

DANIEL AHLBRANDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 64944 DEEDWARR
03/05/2018 09:32:11 AM 2 pgs
Fees: $13.00 Taxes: $939.80
20180305-0020282

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Progressive Development, LLC	Progressive Development, LLC	081-12-0 374.00
1403 10th Ave North	214 McMillan St.	
Nashville, TN 37208	Nashville, TN 37203-2913	

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, ANGELIA GILBERT KNIGHT, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to PROGRESSIVE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILTY 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 Unit A & B as shown on Exhibit "A" to the Declaration of Covenants, Conditions, and Restrictions for Homes at 1403 10th Avenue North a Horizontal Property Regime with Private Elements of record in Instrument No. 20180222-0016930, Register's Office for said County.

Being the same property conveyed to Angelia Gilbert Knight by deed from Angelia Gilbert Knight, Administrix of the Estate of Etha Bell Gilbert, deceased, of record in Instrument No. 20130412-0036620, dated 04/12/2013, Register's Office for said County.

Also being the same property conveyed to Vincent Clovis Gilbert and wife, Etha Bell Gilbert by deed from Ethel McCauley, a widow, of record in Book 4219, page 715, dated 02/20/1968, Register's Office for said County;
The said Vincent Clovis Gilbert predeceased his wife, Etha Bell Gilbert, who thereupon became vested with fee simple title as surviving tenant by the entirety;
The said Etha Bell Gilbert now being deceased and her Last Will and Testament being of record in Instrument No. 20100224-0013923, Register's Office for said County;
Also see Docket No. 09P534, Probate Court for Davidson County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1403 10th Ave North, Nashville, TN 37208.

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 2nd day of March, 2018.

Angelia Gilbert Knight

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Angelia Gilbert Knight, 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 2nd day of March, 2018.

My commission expires: 9-10-2018

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY