Bill Garrett Davidson County
Batch# 77005 DEEDWARR
04/06/2018 02:32:35 PM 2 pgs
Fees: $13.00 Taxes: $2,590.37
20180406-0032681

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 #: A-CF-18-1204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $700,100.00.

Affiant

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

Notary Public
My commission expires:

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Justin Cutler 1204 15th Avenue South Nashville, TN 37212	NEW OWNER	105-01-3G 001.00 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 JUSTIN NICHOLAS CUTLER, A SINGLE 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 1206 15th Avenue South, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170615-0060181, and being show on Plat attached thereto as Exhibit "A", 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 from Harold Johnson, dated 06/15/2017, of record in Instrument No. 20170615-0060180, Register's Office for said County.

Also being a portion of the same property conveyed to Harold Johnson by deed from Arginer S. Richardson and Lenard Richardson, wife and husband and Yolanda Y. Richardson, an unmarried woman, of record in Instrument No. 20160108-0002049, dated 01/07/2016, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1204 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 April, 2018.

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 3rd day of April, 2018.

My Commission Expires:

1/17/21

_____
Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY