WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $675,000.00.

Affiant

Bill Garrett Davidson County
Batch# 100779 DEEDWARR
06/05/2018 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20180605-0053913

Subscribed and sworn to me on 06/01/18.

NOTARY PUBLIC
My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Progressive Development, LLC PO Box 331235 Nashville, TN 37203	NEW OWNER	118-02-0-201.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jorge E. Moran and wife, Judy E. Moran, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Progressive Development, LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 29 on the Map of George I Waddey's Subdivision of Westwood of record in Book 332, Page 99, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 29 fronts 50 feet on the Westerly side of Westwood Drive and runs back between parallel lines 170 feet to an alley.
>
> Being the same property conveyed by Quitclaim Deed from Jesse L. Tate and wife Carolyn H. Tate to Jorge E. Moran and wife, Judy E. Moran, as recorded on the 27th day of October, 2011 in Instrument No. 20111027-0083820 and Installment Deed from Russell M. Crawford and wife, Geraldine G. Crawford to Jorge E. Moran and wife Judy E. Moran and Jesse L. Tate and wife Carolyn H. Tate, as recorded on the 21st day of January, 1986 in Deed Book 6766, Page 611, in the Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 2725 Westwood Drive, Nashville, Tennessee 37204.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hands on 06/01/18.

Jorge E. Moran

Judy E. Moran

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 06/01/18, before me personally appeared Jorge E. Moran and Judy E. Moran, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 06/01/18

NOTARY PUBLIC



My Commission Expires: 11-8-2021

Certificate of Authenticity

I, John Cobb Rochford, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY