Bill Garrett Davidson County
Batch# 116302 DEEDWARR
07/13/2018 11:58:36 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00
20180713-0068179

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

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $440,000.00.

Affiant

Subscribed and sworn before me this the 12th day of July, 2018.

Notary Public
My commission expires: 8/1/2020

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Progressive Development, LLC<br>PO Box 331235<br>Nashville, TN 37203 | New Owner | 103-02-0 126.00 |

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, KENNETH SAKARAPANEE AND CATHERINE A. SAKARAPANEE, 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:

Being Land in Davidson County, Tennessee, being part of Block No. 23 on the Map of C.C. Vermon's Farm as of record in Plat Book 161, Page 164, Register's Office for Davidson County, Tennessee, and described by survey of John Kohl and Company, dated May 21, 1985, as follows:

Said parcel of land fronts 80 feet on the easterly margin of Oceola Avenue and extends back 212 feet on the northerly line and 224 feet on the southerly line to a dead line in the rear measuring 80 feet thereon.

Being the same property conveyed to Kenneth Sakarapanee and Catherine A. Sakarapanee, husband and wife, by deed from Catherine A. Bowers nka Catherine A. Sakarapanee, dated 06/28/2012, of record in Instrument No. 20120713-0061694, said Register's Office.

Also being the same property conveyed to Catherine A. Bowers, unmarried, from Randall L. Craft, married, by Deed dated 02/27/2004, of record in Instrument No. 20040305-0025762, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS X IMPROVED ___UNIMPROVED PROPERTY KNOWN AS 98 Oceola Avenue, Nashville, TN 37209.

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 12th day of July, 2018.

Kenneth Sakarapanee

Catherine A. Sakarapanee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kenneth Sakarapanee and Catherine A. Sakarapanee, 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 12th day of July, 2018.

My commission expires:

9-10-2018

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY