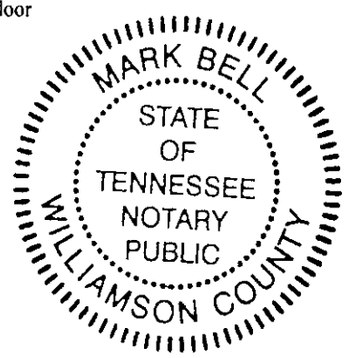
This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027



STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $450,000.00.

Affiant

Subscribed and sworn before me this the 23rd day of July, 2018.

Notary Public
My commission expires: 1/17/21

Bill Garrett Davidson County
Batch# 121109 **DEEDWARR**
07/26/2018 11:03:15 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20180726-0072947

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Progressive Development, LLC 214 McMillian St Nashville TN 37203	New Owner Progressive Development LLC PO Box 331235 Nashville, TN 37203	105-01-0 265.00

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, LINDA KAY MCDONALD, A MARRIED WOMAN, AND NATHAN MCDONALD, A MARRIED MAN, 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 LOCATED IN THE 19TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, SAID LAND BEING A PART OF LOT 16, PLAN OF CATRON VILLA PROPERTY, PLAN BOOK 1, PAGE 132, CHANCERY COURT AT NASHVILLE, SAID LAND BEING DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED 7-6-10 BY CAMPBELL, McRAE & ASSOCIATES SURVEYING, INC. (JOHN HOOD TN. R.L.S.#1838) AS FOLLOWS:

BEGINNING AT A SURVEY NAIL (NEW) ON THE SOUTHERLY MARGIN OF GRAND AVENUE (50 FOOT WIDE R.O.W.) AT THE NORTHWEST CORNER OF LOT 13, REVISED SECTION NINETY-EIGHT, EDGEHILL ESTATES (BOOK 4860, PAGE 54 R.O.D.C., TN.) OWNED BY ANNA W. ROE & KENNETH E. SCHRIVER (INSTRUMENT# 20070629-0078108 R.O.D.C., TN.); THENCE WITH THE WESTERLY LINE OF SAID LOT 13 S 08°16'00" W 170.00 FEET TO AN IRON ROD (NEW) IN THE NORTHERLY LINE OF LOT 18, RESUBDIVISION OF LOT 18, REVISED SECTION NINETY-EIGHT EDGEHILL ESTATES (BOOK 6200, PAGE 923 R.O.D.C., TN.) OWNED BY ROSLYN E. AMEY & JEFFREY PINCOURT (INSTRUMENT# 20000616-0060903 R.O.D.C., TN.); THENCE WITH SAID LOT 18 N 82°13'00" W 57.50 FEET TO THE EASTERLY MARGIN OF AN ALLEY (20 FOOT WIDE R.O.W.) AS SHOWN ON SAID REVISED SECTION NINETY-EIGHT EDGEHILL ESTATES (BOOK 4860, PAGE 54 R.O.D.C., TN); THENCE WITH SAID EASTERLY MARGIN N 08°16'00" E 162.56 FEET TO AN IRON ROD (NEW); THENCE WITH A CURVE TO THE RIGHT THAT HAS AN INCLUDED ANGLE OF 89°31 '00" A RADIUS OF 7.5 FEET, A TANGENT LENGTH OF 7.44 FEET, A CHORD BEARING AND DISTANCE OF N 53°01 '30" E 10.56 FEET FOR AN ARC LENGTH OF 11.72 FEET TO AN IRON ROD (OLD) ON THE SOUTHERLY MARGIN OF SAID GRAND AVENUE; THENCE WITH SAID SOUTHERLY MARGIN S 82°13'00" E 50.06 FEET TO THE POINT OF BEGINNING. THE DESCRIBED LAND CONTAINING 9762.64 SQ. FT. OR 0.22 ACRES MORE OR LESS.

Being the same property conveyed to Linda Kay McDonald, married and Nathan McDonald, unmarried as joint tenants, with rights of survivorship, by deed from Brian Poile, unmarried, dated 07/16/2010, of record in Instrument No. 20100720-0056655, Register's Office for said County.

The said Linda Kay McDonald never lived in the home, this is investment property.

The said Nathan McDonald, now married, never made this the marital home.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1309 Grand Ave., 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.

LKM by NM AIF

Witness my hand this the 24th day of July, 2018.

Linda Kay McDonald by Nathan McDonald her attorney-in-fact
Linda Kay McDonald
BY: Nathan McDonald, Attorney-in-Fact

Nathan McDonald

STATE OF TENNESSEE,
COUNTY OF Williamson

On this 24th day of July, 2018, before me, the undersigned Notary Public in and for said County and State, personally appeared Nathan McDonald with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Linda Kay McDonald by Specific POWER OF ATTORNEY dated July 19, 2018, and who acknowledged that he executed the same as the free act and deed of Linda Kay McDonald.

.

Witness my hand and official seal this 24th day of July, 2018.

My commission expires:
1/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state,Nathan McDonald, 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 24th day of July, 2018.

My commission expires:
1/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY