Name and Address of New Owner:
Whitney Babb and Preston Babb
1403 10th Avenue N., Unit B
Nashville, TN37208
Send Tax Bills To:
Whitney Babb and Preston Babb
1403 10th Avenue N. Unit B
Nashville, TN 37208
This Instrument Prepared By:
Greg Fairbetter
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 08112037400 (Parent)

Karen Y Johnson Davidson County
Batch# 183112 DEEDWARR
01/11/2019 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20190111-0003146

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Progressive Development LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Whitney Babb and Preston Babb, Wife and Husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 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 a part of the same property conveyed to Progressive Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from Angelia Gilbert Knight, an unmarried woman dated March 2nd 2018 and recorded March 5th 2018 of record in Instrument No. 20180305-0020282, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of January, 2019.

Progressive Development, LLC,

BY: _____ member

Harold Johnson, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Greg Fairbatter of the state and county mentioned, personally appeared Harold Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Progressive Development LLC, the within named bargainor, a Limited Liability Company, and that such Harold Johnson as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Nashville TN, this 11th day of January, 2019.

_____
Notary Signature

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 6, 2021

Printed Name: Greg Fairbatter

My commission expires: _____

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $499,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

DANA WARSOP STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Sworn to and subscribed before me this 11th day of January, 2019.

_____
Notary Public
My commission expires: 2/27/2021
File No. 18-756

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Attorney or Custodian

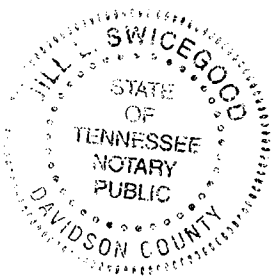
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: July 9, 2022

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