Name and Address of New Owner:
Aaron Robinson and Jocelyn Robinson
1421 A 15th Ave S
Nashville,TN 37212

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 10505007900

Karen Johnson Davidson County
Batch# 198988 DEEDWARR
02/26/2019 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20190226-0017192

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 **Aaron Robinson and Jocelyn Robinson, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being all of Lot No. 11 and the southerly 10 feet of Lot No. 10 on the Map of Lot 49 O. B. Hayes Rokeby Plan, of record in Plat Book 421, Page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 11 and the southerly 10 feet of Lot No. 10 front together 37.5 feet on the westerly side of 15th Avenue, South, formerly Washington Street, and runs back between parallel lines 150 feet to an alley.

Being part of the same property conveyed to Progressive Development, LLC by Quitclaim Deed from Progressive Development, LLC dated January 3rd 2018 and recorded January 5th 2018 of record in Instrument No. 20180105-0001821 in the said Register's Office, Davidson County, Tennessee. Affidavit of Scrivener's Error of record in Instrument No. 20180516-0046663, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Progressive Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from Michael Chelius and Victoria Robson, husband and wife dated January 3rd 2018 and recorded January 4th 2018 of record in Instrument No. 20180104-0001184 in the said Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) 2019 taxes which have been pro-rated as of the date of closing and subsequent years taxes are assumed by the Grantee herein; (3) All matters shown on the Plan of record in Book 421, page 22, and Restrictive Covenant for Detached Structure of record in Instrument No. 20180228-0018755, Register's Office for Davidson County, Tennessee.

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 22nd day of February, 2019.

Progressive Development, LLC,

a Tennessee limited liability company

By: _____

Harold Johnson

Its: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of February, 2019, before me 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 acknowleded himself to be the member of the within named bargainor, Progressive Development, LLC, a Tennessee 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, at office, this 22nd day of February, 2019.

_____

Notary Signature

My commission expires: 11/5/2019

CONNIE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

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 $660,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____

(Affiant)

Sworn to and subscribed before me this 22nd day of February, 2019.

CONNIE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

_____

Notary Public

My commission expires: 11/5/2019

File No. 19-148

201902260017192

True Copy Certification

I, Connie Taylor, 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, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212