Name and Address of New Owner:
Brett Wilmer and Meghan Wilmer
1403 A 10th Ave N
Nashville, TN 37208

Send Tax Bills To:
New Owner

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

Karen Johnson Davidson County
Batch# 208147 DEEDWARR
03/20/2019 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,970.25
20190320-0025459

Map & Parcel No: 081-12-0-374.00

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 LLC,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Brett Wilmer and Meghan Wilmer, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of HOMES AT 1403 10TH NORTH, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 1403 10TH NORTH, a Horizontal Property Regime, of record in Instrument Number 20180222-0016930, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the property conveyed to Progressive Development, LLC, a Tennessee limited liability company by Warranty Deed from Angelia Gilbert Knight, an unmarried woman, of record in Instrument No. 20180305-0020282, in the Register's Office of Davidson County, Tennessee, dated March 2, 2018 and recorded March 5, 2018.

This conveyance is subject to the current year's property taxes which have been prorated, 2019 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

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 18th day of March, 2019.

Progressive Development, LLC, a Tennessee Limited Liability Company

By: _____
Harold Johnson, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 18th day of March, 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 oath, acknowledged himself to be the authorized Member of Progressive Development, LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company and that he 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, at office, this 18th day of March, 2019.

CONNIE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

_____
Notary Signature
My commission expires:
11/5/2019

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 $532,500.00, 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
18th day of March, 2019.

_____
Notary Public
My commission expires: 1/3/23
File No. 19-114

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)