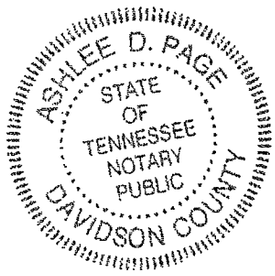
Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $215,200.00.

Affiant

Subscribed and sworn to before me. this the 24th day of May, 2019.

Notary Public

My commission expires: 11/8/22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Vera L. Baugh-Griffey Larry A. Griffey	Owner at Property address	050-15-0-130.00
3251 Vailview Drive		
Nashville, TN 37207		

Karen Johnson Davidson County
Batch# 235943 DEEDWARR
05/29/2019 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $796.24
20190529-0050671

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PROGRESSIVE PROPERTY MANAGEMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VERA L. BAUGH-GRIFFEY AND LARRY A. GRIFFEY, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 528 on the Plan of Section Three, Parkwood Estates of record in Plat Book 3300, Page 31, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 528 fronts 75.0 feet on the Northwest margin of Vailview Drive and runs back between lines measuring 176.4 feet to the Northeast side and 174.2 feet on the Southwest side to a dead line in the rear, on which it measures 75.03 feet.

Being the same property conveyed to Kelvisha Davis and Clifford Davis, wife and husband by Warranty deed from David T. Lewis of record in Instrument No. 20060823-0104096 Register's Office for Davidson County, Tennessee, dated August 17, 2006 and recorded on August 23, 2006.

Being the same property conveyed to Kelvisha Davis, a married woman by Quitclaim deed from Clifford Davis, a married man of record in Instrument No. 20170913-0093717 Register's Office for Davidson County, Tennessee, dated September 12, 2017 and recorded on September 13, 2017.

Being the same property conveyed to Robert C. Payne, a single man by Warranty deed from Kelvisha Davis and husband, Clifford Davis of record in Instrument No. 20171027-0110334 Register's Office for Davidson County, Tennessee, dated October 26, 2017 and recorded on October 27, 2017.
Being the same property conveyed to Citizens Bank, N.A. by Trustee's deed from Wilson and Associates, PLLC, Successor Trustee of record in Instrument No. 20181119-0113379 Register's

Office for Davidson County, Tennessee, dated November 14, 2018 and recorded on November 19, 2018.

Being the same property conveyed to Secretary of Veterans Affairs, an Officer of the United States of America by Special Warranty deed from Citizens Bank, N.A., a Corporation of record in Instrument No. 20181203-0117720 Register's Office for Davidson County, Tennessee, dated November 28, 2018 and recorded on December 03, 2018.

Being the same property conveyed to Progressive Property Management, LLC, a Tennessee limited liability company by Special Warranty deed from The Secretary of Veterans Affairs of record in Instrument No. 20190417-0035396 Register's Office for Davidson County, Tennessee, dated March 25, 2019 and recorded on April 17, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3251 Vailview Drive Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we 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; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of May, 2019.

Progressive Property Management, LLC

Mack Cox, Member

Lora Lin, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Max Cox and Lora Lin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Members of Progressive Property Management, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said partnership for the purposes therein contained.

Witness my hand and seal this the 24th day of May, 2019.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019