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

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $760,000.00.

Affiant

Subscribed and sworn before me this the 31st day of July, 2019.

Notary Public
My commission expires: 01-24-23

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kristen Leanne Morgan 1309 B Grand Avenue Nashville, TN 37212	First Bank 318 Seaboard Ln. Suite 205 Franklin, TN 37067	105-01-1M 002.00

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, PROGRESSIVE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILTY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KRISTEN LEANNE MORGAN, MARRIED, 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 in Davidson County, Tennessee, being Unit No. B together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for Homes at 1309 Grand Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180730-0073808, and being shown on Plat attached thereto as Exhibit "A", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Progressive Development, LLC, a Tennessee Limited Liability Company, by deed from Linda Kay McDonald, a married woman and Nathan McDonald, a married man, dated 07/24/2018, of record in Instrument No. 20180726-0072947, said Register's Office.

Also being a portion of 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, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1309 B Grand Avenue, 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.

Karen Johnson Davidson County
Batch# 267091 DEEDWARR
08/05/2019 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $2,812.00
20190805-0077613

Witness my hand this the 31st day of July, 2019.

Progressive Development, LLC

BY: _____
Harold Johnson, Sole Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, 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 acknowledged HIMSELF to be the SOLE MEMBER of the within named bargainor, Progressive Development, LLC, and that HE, as such SOLE MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Harold Johnson as such SOLE MEMBER.

Witness my hand and official seal this 31st day of July, 2019.

My commission expires: 9-6-22

_____
Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Jaymie Hargrave, 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 therewith 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 Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Jaymie Hargrave, 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: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY