21777
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
FILE NO. 1911053L
TG: 7761351

WARRANTY DEED

Address New Owner(s)	Send Tax Bills to: and	Map-Parcel:
FREO Progress, LLC P.O. Box 4090 Scottsdale, AZ 85261	New Owner(s)	108160A01400CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, hereinafter called the Grantors, **805 NW BROAD LLC, a Tennessee Limited Liability Company,** has bargained and sold, and by these presents do transfer and convey unto **FREO Progress, LLC, a Delaware Limited Liability Company,** hereinafter called the Grantee(s), his 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. 14 on the Plan of Timber Ridge of record as Instrument No. 20040113-0005330, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to 805 NW Broad LLC, a Tennessee Limited Liability Company by Warranty Deed from Gerome Grivas and Cynthia Grivas, husband and wife, dated May 29, 2019, and filed at Instrument No. 20190531-0051568, said Register's Office.

THIS conveyance is subject to: 2019 taxes, prorated and assumed; Declaration of Covenants, Conditions and Restrictions filed at Instrument No. 20040123-0009124; Charter for Timber Ridge Homeowner's Assoc., Inc. filed in Instrument No. 20040123-0009124; Quitclaim Deeds conveying common area filed at Instrument Nos. 20140429-0035813 and 20160916-0097636; and all matters as shown on the recorded plat.

This is improved property known as: 1609 Timber Run, Nashville, TN 37218

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 and assigns, forever; and we do covenant with the said Grantees that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whosoever.

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# 267254 DEEDWARR
08/06/2019 09:01:31 AM 2 pgs
Fees: $13.00 Taxes: $989.38



20190806-0077814

WITNESS my hand as of the date shown on the Notary Form.

805 NW BROAD LLC
A TENNESSEE LIMITED LIABILITY COMPANY

M-T. Nazemi

By: Mohammed Nazemi
As: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mohammed Nazemi , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of 805 NW Broad LLC, the within named bargainor, a Limited Liability Company, that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself as such Member.

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

Notary Public

NOTARY PUBLIC
LIE MAI PARSLEY
STATE OF TENNESSEE
MY COMMISSION EXPIRES 3-8-2022

My Commission Expires:
3/8/22

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STATE OF TENNESSEE SHELBY COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $267,400.00

Affiant

Sworn to and subscribed before me
this 30 day of August 2019.

Notary Public
My Commission Expires: 1-14-23

TRACY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires
January 14, 2023