WARRANTY DEED

Record & Return to:
Realty Title & Escrow Co.
6525 N. Quail Hollow Rd. STE 115
Memphis, TN 38120
P: (901) 260-4055
File No.: 19110805
TG: 7919092

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

STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-14-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Progress Nashville, LLC	Progress Nashville, LLC	164-03-0A-005.00 CO
(NAME)	(NAME)	
P.O. Box 4090	P.O. Box 4090	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 Bradley M. Rea, married, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Progress Nashville, LLC., a Delaware Limited Liability Company, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot 5, Rolling Hills Subdivision, as shown on plat of record in Instrument 20161109-0118395, in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more particular description of said property.

Being the same property conveyed to Bradley M. Rea by Special Warranty Deed from Lennar Homes of TN LLC, dated 05/31/2017, of record in Instrument 20170602-0054868, Register's Office for Davidson County, Tennessee.

Cassidy Rea, wife of Bradley M. Rea, herein joins to convey and all right and interest she may have; including but not limited to her marital rights.

Bradley M. Rea executed this instrument on behalf of Cassidy Rea, pursuant to a Power of Attorney of record in Instrument No. 20191015-0105335, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2032 Hamilton Hill Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 300772 DEEDWARR
10/15/2019 08:42:59 AM 3 pgs
Fees: $18.00 Taxes: $1,065.60

20191015-0105336

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 9th day of October, 2019.

Bradley M. Rea

Cassidy Rea by Bradley M. Rea, Attorney in Fact

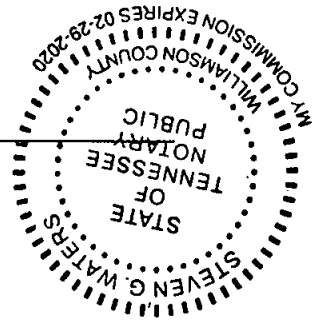
Cassidy Rea
By: Bradley *M. Rea, Attorney in Fact

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bradley M. Rea, the bargainor(s), with whom I personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of October, 2019.

Notary Public



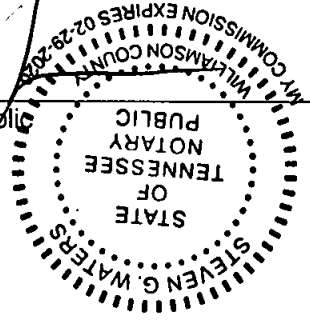
My Commission Expires: 2-29-20

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said Bradley M. Rea, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Cassidy Rea, and who acknowledged that he executed the same as the free act and deed of the said Cassidy Rea, by virtue of a Power of Attorney, duly executed by the said Cassidy Rea, and appearing of record in Instrument No._____, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 9th day of October, 2019.

Notary Public



My Commission Expires: 2-29-20

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

File No.: 543920
Warranty Deed TN

AFFIDAVIT RE: POWER OF ATTORNEY

STATE OF TENNESSEE
COUNTY OF SUMNER

I, the undersigned, do hereby swear and affirm that I am the attorney-in-fact for CASSIDY REA, by virtue of a Power of Attorney duly executed by the said CASSIDY REA, and:

☐ appearing of record at Instrument No. # _____ In the Register's Office of DAVIDSON County, Tennessee; or #20191015-0105335

☒ recorded simultaneously herewith.

I, the undersigned, do hereby further swear and affirm that as of the date hereof, the said CASSIDY REA, is alive and well and has not revoked or rescinded the powers granted me under the Power of Attorney described above. I further agree to indemnify and hold harmless any individual, including closing agencies and title underwriters, from any damages resulting from reliance on the Power of Attorney and this Affidavit.

FURTHER THE AFFIANT SAYETH NAUGHT.

BRADLEY M. REA

SWORN to and subscribed before me, this the 9th day of October, 2019.

Notary Public

My Commission Expires: 2-29-20