THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 190721881** **Please return to:** **Realty Title & Escrow** **6525 N. Quail Hollow, Suite 115** **Memphis, TN 38120** **RT File No. 19110786** **TG: 7907975**	STATE OF TENNESSEE) COUNTY OF SHELBY) The actual consideration or value, whichever is greater, for this transfer is: **$263,650.00** .. Affiant Subscribed and sworn to before me, this 1st day of OCTOBER, 2019. Notary Public My Commission Expires: 1-14-23

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

WARRANTY DEED

Address New Owner: Progress Nashville, L. P.O. Box 4090 Scottsdale, AZ 85261	Karen Johnson Davidson County Batch# 300779 DEEDWARR 10/15/2019 08:50:07 AM 3 pgs Fees: $18.00 Taxes: $975.50 20191015-0105346	x Bills To: Owner
Tax Information: Tax Parcel ID No. 149-07-0B-042.00-CO		

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stanley R. Appel and Carol A. Appel, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Progress Nashville, LLC, a Delaware Limited Liability Company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot. 212, Phase Two, Canyon Ridge Subdivision, as shown on plat of record in Plat Book 9700, Page 805, as amended in Instrument No. 20031124-0170362, 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 Stanley R. Appel and Carol A. Appel by Warranty deed from StoneMark Homes, LLC of record in Instrument No. 20070424-0048603 Register's Office for Davidson County, Tennessee, dated April 16, 2007 and recorded on April 24, 2007.

Being also known as **1245 Canyon Ridge Court Antioch, Tennessee 37013**.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.
P. U. D. Boundary Plat Canyon Ridge all matters shown on the Plan of record in Plat Book 9700, Page 805, Register's Office for Davidson County, Tennessee.
Subject to all matters shown on the Plan of record as Instrument Number 20031124-0170362, Register's Office of Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20031002-0145846, amended at Instrument No. 20031218-0180508 and Instrument No. 20041008-0121636, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
Bylaws of Canyon Ridge Owners Association, Inc of record in Instrument Number 20041008-0121636 (Exhibit "B"), in the Register's Office for Davidson County, Tennessee.

Charter of Canyon Ridge Owners Association, Inc of record in Instrument Number 20041006-0120674, in the Register's Office for Davidson County, Tennessee.
Easement of record in Instrument Number 20030115-0006324, in the Register's Office for Davidson County, Tennessee.
Deed of Conveyance to Metro Government Dept of Water and Sewer of record in Book 7097, Page 193, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1245 Canyon Ridge Court Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors warrant this instrument is effective as of the 4th day of October, 2019.

Stanley R. Appel

Carol A. Appel

STATE OF California)
COUNTY OF Riverside)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stanley R. Appel and Carol A. Appel, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3 day of October, 2019.

See Notary Certificate Attached
Notary Public

My Commission Expires: 11/20/2022

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside)

On October 3, 2019 before me, Mellissa Fisher Notary Public
(insert name and title of the officer)

personally appeared Stanley R. Appel and Carol A. Appel,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MELLISSA FISHER
COMM. #2263965
Notary Public - California
Riverside County
My Comm. Expires Nov. 20, 2022

Signature _____ (Seal)

Warranty Deed