WARRANTY DEED

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
FILE NO. 19110734
TG: 7871599U

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 224,000.00.

Affiant

Subscribed and sworn to me on October 2, 2019.

NOTARY PUBLIC

My Commission Expires: 9/1/2

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT 01, 2021

Karen Johnson Davidson County
Batch# 307352 DEEDWARR
10/29/2019 09:04:51 AM 2 pgs
Fees: $13.00 Taxes: $828.80
20191029-0110634

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32901

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Progress Nashville, LLC P.O. Box 4090 Scottsdale, AZ 85261	Progress Nashville, LLC P.O. Box 4090 Scottsdale, AZ 85261	175-01 0-009.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grace Yago, married, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Progress Nashville, LLC, a, Delaware Limited Liability Company, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Lot 82, Asheford Crossing, Section Four, as shown on Plat of record in Plat Book 9700, Page 912, in the Register's Office of Davidson County, Tennessee, to which plat reference is ~~hereby~~ made for a more particular description.

Being the same property conveyed to Grace Yago by Quit Claim Deed of record at Instrument No. 200602100016397, dated 02/08/2006 and recorded 02/10/2006, in the Register's Office of Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2019 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Easement(s) of record at Book 9651, Page 925, Book 9336, Page 238, Book 10574, Page 867 and Book 1224, Page 257, in the aforesaid Register's Office.
3. Declaration of Covenants, Conditions and Restrictions of record at Book 9651, page 900; book 9980, page 482; book 10301, page 180; book 10353, page 575; book 10640, page 941; book 10717, page 97; book 11455, page 769; instrument no. 20001018-0103441 and instrument no. 20010418-0038191, in the aforesaid Register's Office.
4. Charter of Asheford Crossing Homeowners Association, Inc of record at Instrument No. Book 9651, Page 895, in the aforesaid Register's Office.

This property is also known as improved property located at 720 Ansley Court, Antioch, TN 37013.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 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.

WITNESS my/our hand(s) this 21 day of October, 2019.

Grace Yago

Nelson Tiburcio, spouse of Grace Yago, hereby joins in on this conveyance to convey any marital interest he may have in subject property.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On October 21, 2019, before me personally appeared Grace Yago and Nelson Tiburcio, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on October 21, 2019.

NOTARY PUBLIC

My Commission Expires: 9/7/21

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT 07, 2021