Karen Johnson Davidson County
Batch# 312023 DEEDWARR
11/06/2019 09:04:27 AM 3 pgs
Fees: $18.00 Taxes: $996.41
20191106-0114590

Prepared By & Return To:
Realty Title
6525 Quail Hollow Road #115
Memphis, Tennessee 38120
(901)260-4055
RT File No. 19110864
TG: 7961194

WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Opendoor Property J LLC, a Delaware limited liability company** ("Grantor"), has this day bargained and sold and by these presents does bargain, sell, transfer and convey unto **Progress Nashville, LLC, a Delaware limited liability company** ("Grantee") the following described property being situated in Davidson County, TN, to wit:

Lot 179, Village Eleven, Summerfield Subdivision, as shown on plat of record in Instrument No. 20060718-0086557, in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more particular description of said property.

Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of Warranty Deed of record at Instrument Number 20190715-0068687 in the Register's Office of Davidson, Tennessee;

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his heirs, successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate; Grantor has full power and lawful authority to sell and convey the same; the title thereto is free, clear and unencumbered except as to: (1) permitted encumbrances listed below; (2) zoning; (3) setback requirements and general utility, sewer, and drainage easements of record; (4) subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (5) applicable property taxes which are not yet due and payable; and Grantor will forever warrant and defend the same against the claims of all persons whomsoever.

Permitted encumbrances: Subdivision Restrictions, Building Lines & Easements of record at: 20060718-0086557; Easements of record at: 1141, Page 327; 19991216-0303934; 20000809-0079074; Declaration of Covenants, Conditions & Restrictions of record at: Book 10774, Page 945; amended at Book 11588, Page 484; Book 11669, Page 376; 20010308-0021946; 20010504-0046260; 20030527-0071168; 20051103-0133360; 20050317-0029621; 20060724-0089079; 20060724-0089080; 20060724-0089081; 20060921-0117120;; Other: Charter of Summerfield Homeowner's Association, Inc. of record at Book 11648, Page 660; 20010326-0028531; Agreement of record at Instrument No. 20050329-0033458; By-Laws of Summerfield, Inc. of record in Instrument Number 11648-662; Amended at 20010504-004661

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The words Grantor and Grantee shall include the plural where appropriate and, along with pronouns used herein, shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective the 29th day of October, 2019.

Opendoor Property J, LLC

BY: _____
Nicholas Krause, Authorized Signor

STATE OF Arizona
COUNTY OF Maricopa

Before me, the undersigned Notary Public in and for said State and County, personally appeared Nicholas Krause, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be chief manager (or other officer authorized to execute the instrument) of Opendoor Property J, LLC, the within named bargainor, a limited liability company, and that such person as such chief manager (or other officer authorized to execute the instrument), executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as chief manager (or other officer authorized to execute the instrument.

Witness my hand and seal at office in ~~Shelby~~ Maricopa County, ~~Tennessee~~ Arizona, this 28 day of October, 2019.

_____
Notary Public

My Commission Expires: 05/26/2023

(SEAL)

DANEER BROWN
Notary Public - Arizona
Maricopa County
Commission # 565851
My Comm. Expires May 26, 2023

Owner Name and Address:
Progress Nashville, LLC
P.O. Box 4090
Scottsdale, AZ 85261

Property Address:
629 Summerbreeze Ln
Antioch, TN 37013

Send Tax Bills To:
Progress Nashville, LLC
P.O. Box 4090
Scottsdale, AZ 85261

Tax Parcel ID Number:
164 10 0A 453.00CO

Valuation Affidavit:
I hereby swear or affirm that to the best of my knowledge, information and belief, that the actual consideration for the transfer or the value of the property transferred, whichever is greater, is **$ 269,300.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Linda Gray Agent
Affiant

Subscribed and sworn to before me this 31st day of October, 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

File No. 19110864

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