WARRANTY DEED

Karen Johnson Davidson County
Batch# 312983 DEEDWARR
11/07/2019 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $843.60
20191107-0115353

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 4-10-22

(AFFIX SEAL)

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: APRIL 10, 2022

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6000

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Progress Nashville, LLC, a Delaware Limited Liability Company	Progress Nashville, LLC, a Delaware Limited Liability Company	062020A32700CO
(NAME)	(NAME)	
PO Box 4090	PO 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 **Randy Jansen and wife Brenda Jansen**, 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:

Land In Davidson County, Tennessee, being Lot No. 299, on the plan of FINAL PLAT RIVER TRACE ESTATES, PHASE 2 - SECTION 6, as shown on plat of record in Instrument No. 20010605-0058138, in the Register's Office, Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Randy Jansen and wife, Brenda Jansen by Warranty deed from Paul Dott and Christiann Dott, married of record in Instrument No. 20090806-0073880 Register's Office for Davidson County, Tennessee, dated July 30, 2009 and recorded on August 06, 2009.

Subject To (1) All matters shown on the plat of record in Instrument No. 20010605-0058138, (2) Covenants, conditions, easements and restrictions recorded in Book 6851, Page 370 and Amendment recorded in Book 6982, Page 747, (3) Covenants, conditions, easements and restrictions recorded in Instrument No. 20011126-0128569, (4) Grant of Transmission Line Easement recorded in Book 1163, Page 341, (5) Easement recorded in Book 2022, Page 83 and Book 3959, Page 595, (6) Grant and Indemnity Agreement recorded in Book 7030, Page 798, (7) Warranty Deed Conveys to River Trace Homeowners' Association, Inc., record in Book 7907, Page 168, (8) Charter of record in Book 6851, Page 363, 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 ☒ 3141 Barksdale Harbor Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 560376
Warranty Deed TN

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 31st day of October, 2019.

Randy Jansen

Brenda Jansen

State of Tennessee
County of Wilson

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

Witness my hand and Official seal this 31st day of October, 2019.

Notary Public:
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

True Copy Certification

I, Dana Loggins, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dana Loggins

State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, Julie Dyess, a notary public for this county and state, Dana Loggins, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tennessee Notary Public

My commission Expires: 8/11/2020

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08-11-2020