21948
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Record & Return To:
Realty Title & Escrow Co.
6525 N. Quail Hollow Rd. STE 115
Memphis, TN 38120
P:(901) 260-4055
File No.: 19110923
TG: 8004291

# WARRANTY DEED

**Address New Owner(s):**
Progress Nashville, LLC
P.O. Box 4090
Scottsdale, AZ 85261

**Send Tax Bills to:**
New Owner

Karen Johnson Davidson County
Batch# 318849 DEEDWARR
11/25/2019 10:19:31 AM 3 pgs
Fees: $18.00 Taxes: $784.81

20191125-0121356

Map/Parcel: 164080A09500CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Shawyon Nazemi, a single man, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all my interest unto Progress Nashville, LLC, a Delaware Limited Liability Company, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot 62, Section Two, Hallmark, as shown on plat of record in Instrument No. 20070308-0028982, 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 Shawyon Nazemi, unmarried man, by Warranty Deed from Michael H. Posey, an unmarried person, dated July 29, 2019, and filed at Instrument No. 20190730-0074685, Register's Office for Davidson County, Tennessee.**

**THIS conveyance is subject to: 2019 taxes, prorated and assumed; Covenants, Conditions and Restrictions in Instrument No. 20051116-0138367; Charter for Hallmark Homeowners Association at Instrument No. 20060224-0021895; Ingress and Egress Easement at Book 4706, page 227; Storm Water Detention Agreement at Instrument No. 20051116-0138367; all matters as shown on the plat of record in Instrument No. 20070308-0028982 and any and all easements, restrictions and zoning regulations which may be applicable.**

This is improved property known as: 1129 Lakewalk Drive, 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 we do covenant with said GRANTEES 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 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) as on the date shown on the Notary forms.

Shawyon Nazemi

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Shawyon Nazemi,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of November, 2019.

Notary Public

My Commission Expires:
3/8/22

OLLIE MAI PADGLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $ 212,110.00

Shaunyon Nazon
Affiant

Subscribed and sworn to before me this 19th day of November, 2019.

Ollie Mai Parsley
Notary Public

My Commission Expires:
3/8/22

OLLIE MAI PARSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 3-8-2022