Karen Johnson Davidson County
Batch# 318855 DEEDWARR
11/25/2019 10:25:36 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20191125-0121363

WARRANTY DEED

Record & Return To:
Realty Title & Escrow Co.
6525 N. Quail Hollow Rd. STE 115
Memphis, TN 38120
P:(901) 260-4055
File No.: 19110900
TG: 7994709

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of November, 2019

Notary Public

MY COMMISSION EXPIRES: 11.8.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Progress Nashville, LLC	Progress Nashville, LLC	182-01-0A-156.00 CO
(NAME)	(NAME)	
P.O. Box 4090	P.O. 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 ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lake Forest Homes, Inc., a Tennessee Corporation** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Progress Nashville, LLC, a Delaware Limited Liability Company** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot 130, Phase Three, Sunset Hills, as shown on plat of record in Instrument No. 20130619-0063025, in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more particular description of said property.

Being part of the same property conveyed to Lake Forest Homes, Inc., by Quitclaim Deed from SAF Properties, a Tennessee Partnership dated July 11, 2013 and recorded in Instrument Number 20130729-0078218, Register's Office for Davidson County, Tennessee.

SUBJECT TO:

Davidson County Taxes for the year 2020, not liens, not yet due and payable.

Subdivision Restrictions, building lines and easements of record in Instrument Number 20130619-0063025, Register's Office for Davidson County, Tennessee.

Restrictive covenants of record in Book 5388, page 173; Book 5844, page 186; Instrument Numbers 20070605-0067129; amended in Instrument Number 20110203-0009586, 20130712-0072091, and 20150227-0017000, Register's Office for Davidson County, Tennessee.

Agreement of record in Instrument Number 20071010-0129325, Register's Office for Davidson County, Tennessee.

Charter of Sunset Hills of record in Instrument Number 20070605-0067128, Register's Office for Davidson County, Tennessee.

Assessments levied by The Homeowners Association.

unimproved ☐

This is improved ☑ property, known as 1508 Sunbeam Drive, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 the 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 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 hands this 14th day of November, 2019.

Lake Forest Homes, Inc.

By: Tomer Minuskin, President

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Tomer Minuskin with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of Lake Forest Homes, Inc. and that he as such President executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as President

WITNESS my hand and seal this 14th day of November, 2019.

Notary Public

My Commission Expires: 11-8-21

File No.: 201910078

