WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of November, 2019. Notary Public MY COMMISSION EXPIRES: 09/30/2021 (AFFIX SEAL)

MEAGHAN G. SPRUILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Progress Nashville, LLC, a Delaware Limited Liability Company	Progress Nashville, LLC, a Delaware Limited Liability Company	149 02 0 113.00
(NAME) P.O. Box 4090	(NAME) P.O. Box 4090	
(ADDRESS) Scottsdale, AZ 85261	(ADDRESS) Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Obaid Ullah Beg and wife, Anjum Muzaffar Beg**, hereinafter called the Grantor, has bargained and sold, and by these presents does 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:

Land in Davidson County, Tennessee, being Lot No. 17 in Oakwood Subdivision, Phase 3, Section 1, according to the plan of record in Book 7900, page 268, Register's Office for Davidson County, Tennessee, and to which plan of reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Obaid Ullah Beg and wife, Anjum Muzaffar Beg by Deed from Centex Real Estate Corporation dated July 19, 1994 and recorded July 27, 1994 in Book 9418, Page 127, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2214 Oak Barrel Ln., Antioch, TN 37013

Karen Johnson Davidson County
Batch# 323200 DEEDWARR
12/02/2019 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $858.40
20191202-0123843

File Number: MTJ-1911717SSO

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 our hands this 25th day of November 2019

Obaid Ullah Beg

Anjum Muzaffar Beg

Anjum Muzaffar Beg

STATE OF ~~TENNESSEE~~ Maryland DCB

COUNTY OF Howard

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Obaid Ullah Beg and wife, Anjum Muzaffar Beg, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of November, 2019.

Notary Public

My Commission Expires: 10/9/2022

(SEAL)

DEREK G. BARNES
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
MY COMMISSION EXPIRES EXPIRES 10/09/2022

File Number: MTJ-1911717SSO

True Copy Certification

I, Ashley Washington, 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.

Ashley Washington

State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, Julie Dyess, a notary public for this county and state, Ashley Washington, 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