WARRANTY DEED



State of Tennessee
County of ~~Davidson~~ Williamson (AD)

The actual consideration or value, ~~whichever is~~ greater, for this transfer is $190,000.00

Affiant

Subscribed and sworn to before me, this the 6th day of December, 2019.

Notary Public

My commission expires: 08/30/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Progress Nashville, LLC a Delaware Limited Liability company	New owner	Map 176-01-0 Parcel 009.00
P. O. Box 4090		Karen Johnson Davidson County Batch# 328234 DEEDWARR 12/11/2019 03:18:30 PM 3 pgs Fees: $18.00 Taxes: $703.00 20191211-0127951
Scottsdale, AZ 85261		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Manuel N. Castillo, married, and Sonia Jaramillo, unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Final Plat, Hickory Woods, Section A of record in Plat Book 6900, Page 511 and corrected in Book 7582, Page 167 and Book 9997, Page 844, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Manuel N. Castillo and Sonia Jaramillo by Warranty deed from Bob Bass and Charles Debray of record in Instrument No. 20030321-0037969 Register's Office for Davidson County, Tennessee, dated March 17, 2003 and recorded on March 21, 2003 and Scrivener's Affidavit recorded in Instrument No. 20170821-0085806. (Value of consideration shown in aforementioned deed $120,000.00.)

The said Manuel N. Castillo being one and the same person as Manuel Nunez. Manuel Nunez and Sonia Jaramillo having since divorced by Final Order of Divorce of record in Docket No. 12D-3660, Third Circuit Court for Davidson County, Tennessee.

Victoria Ruiz Ramoz, spouse of the above named Manuel N. Castillo, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 6900, Page 511 and corrected in Book 7582, Page 167 and Book 9997, Page 844, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6954, Page 24, Register's Office for Davidson County, Tennessee. (3) Amended and Restated Declaration of Covenants, Conditions and Restrictions for Hickory Woods, of record in Book 9678, Page 187 and as amended in Book 9674, Page 44 and By-Laws of Hickory Woods Estates Homeowners' Association, Inc., appended thereto in Book 9678, Page 213 and as amended in Instrument No. 20001207-0120450 and in Instrument No. 20010614-0062710, Register's Office for Davidson County, Tennessee. (4) Hickory Woods Estates Rules and Regulations of record in Instrument No. 20010614-0062709, Instrument No. 20011015-0111957, and as amended in Instrument No. 20031010-0150800, said Register's Office. (5) Charter of Hickory Woods Estates Homeowners' Association, of record in Book 9680, Page 319, said Register's Office. (6) By-Laws of Hickory Woods Homeowners' Association, of record in Book 7932, Page 648, said Register's Office. (7) Power Line Easements, of record in Book 437, Page 24 and Book 437, Page 39, said Register's Office. (8) Right-of-Way Agreements to Nashville Gas Company, of record in Book 5897, Page 224 and Book 5909, Page 915, said Register's Office. (9) Deed of Conveyances for Sewer and Water Mains, of record in Book 8169, Pages 571 and 579, said Register's Office. (10) Grant of Transmission Line Easement, of record in Book 9632, Page 973, said Register's Office. (11) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, now yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **4440 Lavergne Couchville Pike, 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 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 hand(s) this 6th day of December, 2019.

Manuel N castillo
Manuel N. Castillo

Victoria Ruiz Ramos.
Victoria Ruiz Ramoz

Sonia Jaramillo
Sonia Jaramillo

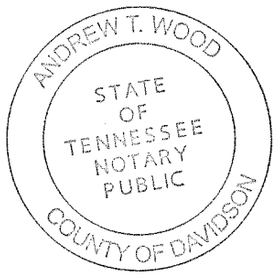
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Manuel N. Castillo and Sonia Jaramillo and Victoria Ruiz Ramoz,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of December, 2019.

Notary Public

My Commission Expires: 11/8/21



True Copy Certification

I, Julie Dyess, 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.

Julie Dyess

State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, Meaghan G. Spruill, a notary public for this county and state, Julie Dyess, 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~~ 8/30/2021

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