Send Tax Statements To:
New Owner

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129
Return To: Realty Title & Escrow
6525 Quail Hollow, Suite 115
Memphis, TN 38120
RT File No. 19110912
TG: 7997768

Name and Address of New Owner:
Progress Nashville, LLC
P.O. Box 4090
Scottsdale, AZ 85261
(480) 588-6121

From Information Furnished By
The Parties
Property Address:
1116 Lady Nashville Dr.
Hermitage, TN 37076
Map and Parcel: 076 01 0D 014.00CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **JOSHUA WESLEY LE AND STEPHANIE CHAU LE, HUSBAND AND WIFE**, has this day bargained and sold and does hereby transfer and convey unto, **PROGRESS NASHVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** their heirs and assigns, forever, that certain parcel of real estate located Davidson County, State of Tennessee, within the corporate limits of the City of Hermitage, and being described as follows, to-wit:

> Lot 14, Heritage Hills - Phase 3 (Planned Unit Development), as shown on plat of record in Instrument No. 20171004-0102057, in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more particular description of said property.
>
> Being a portion of the same property conveyed to Joshua Wesley Le and Stephanie Chau Le, husband and wife by Warranty deed from Ole South Properties Inc., a Tennessee Corporation, dated December 20, 2018, of record in Instrument No. 20181227-0125479 Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to Declaration of Covenants, contained in instrument of record in Instrument Number 20170925-0098154; Grant of Easement to Piedmont Natural Gas Company of record in Instrument Number 20100111-0002349; Declaration of Easements of record in Instrument Number 20061227-0159081 and Book 1223, page 1531; Detention Maintenance Agreement of record in Instrument Number 20060503-0050829; Homeowner's Association Charter of record in Instrument Number 20070821-0100112; Off Site Sewer Easement of record in Instrument Number 20170613-0059009; Grant of Easement of record in Instrument Number 20180207-0012288; and to any and all matters shown on said plat and survey of record in Instrument Number 20171004-0102057; all of said Register's Office
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **PROGRESS NASHVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** their heirs and assigns, forever.

Karen Johnson Davidson County
Batch# 334201 DEEDWARR
12/26/2019 08:42:38 AM 2 pgs
Fees: $13.00 Taxes: $950.90
20191226-0132777

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 19th day of December, 2019.

Joshua Wesley Le

Stephanie Chau Le

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Joshua Wesley Le and Stephanie Chau Le, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Hermitage, Tennessee, this the 19th day of December, 2019.

DOROTHY M. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2023

NOTARY PUBLIC
My Commission Expires: 5-9-2023

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $257,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 19th day of December, 2019.

NOTARY PUBLIC
My Commission Expires: 5-9-2023

DOROTHY M. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2023