This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 351762 DEEDWARR
02/03/2020 08:53:05 AM 2 pgs
Fees: $13.00 Taxes: $2,960.00
20200203-0011952

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $800,000.00.

Affiant

Subscribed and sworn before me this the 31st day of January, 2020.

Notary Public
My commission expires: 3-7-23

DONNA J. VANDERMEER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Peter J. Russotto 806A Halcyon Avenue Nashville, TN 37204	Shelter Lending P.O.Box 740039 Cincinnati, OH 45274	118-01-4K 001.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PROGRESSIVE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIBILITY COMPANY**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **SUSANNE S. RUSSOTTO AND PETER J. RUSSOTTO, WIFE AND HUSBAND**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for 806 Halcyon Cottages, a Horizontal Property with Private Elements, of record in Instrument No. 20150414-0033043, as amended in Instrument No. 20160311-0023368, Register's Office for Davidson County, Tennessee, and being shown on Plat attached as Exhibit "A" to said amendment, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Progressive Development, LLC, by deed from Harold G. Johnson, dated 05/01/2015, of record in Instrument No. 20150506-0041202, said Register's Office.

Also being a portion of the same property conveyed to Harold G. Johnson by deed from Constance Bowers Morris, unmarried, dated 04/03/2015, of record in Instrument No. 20150410-0031745, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 806A Halcyon Avenue, Nashville, TN 37204.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 31st day of January, 2020.

Progressive Development, LLC

BY: _____
Harold Johnson, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Harold Johnson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the MEMBER of the within named bargainor, a LLC, and that HE, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Harold Johnson as such MEMBER.

Witness my hand and official seal this 31st day of January, 2020.

My commission expires: 1/17/21

_____
Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY