Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd. Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Affiant

Subscribed and sworn to before me this 10 day of February 2020.

Notary Public
My commission expires 12/11/2020

Karen Johnson Davidson County
Batch# 356306 DEEDWARR
02/11/2020 09:01:10 AM 2 pgs
Fees: $13.00 Taxes: $795.50
20200211-0015411

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Progressive Development, LLC 301 Polk Ave Nashville, TN 37210	Progressive Development PO Box 331235 Nashville, TN 37203	106-13-0-006.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Monica Pruitt, a married person,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Progressive Development, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plat of Woodycrest, Section Three, of record in Plat Book 2083, page 21, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 105 fronts 75 feet on the northwesterly side of Polk Avenue and runs back 147.2 feet on the northeasterly line and 194.5 feet on the southwesterly line to a dead line, measuring 80 feet thereon.

Being the same property conveyed to Monica Pruitt, a married person, by Warranty Deed from Tony J. Farr, a married person, dated January 17, 2020 of record as Instrument No. 20200124-0008776, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to easements and restrictions of record in Register's Office for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statue therein.

This property is improved property known as 301 Polk Ave, Nashville, TN 37210

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 10th day of February, 2020.

Monica Pruitt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Monica Pruitt,** the bargainor(s), 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 Brentwood, Tennessee, this the 10th day of February, 2020.

Notary Public

My Commission expires: 7-6-2020

FILE NO: 2020016504

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020