WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/2022
(AFFIX SEAL)

ALEXANDER D. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2022

Karen Johnson Davidson County
Batch# 358788 DEEDWARR
02/14/2020 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,006.40
20200214-0017295

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC,
1612 Westgate Circle
Ste 115
Brentwood, TN 37027

File No.: ARK191329TN

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	
(NAME) PO Box 4090	(NAME) PO Box 4090	164-07-0A-271.00-CO
(ADDRESS) Scottsdale, AZ 85261	(ADDRESS) Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Seventy-Two Thousand And No/100 Dollars ($272,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **NAE 'SHARA DIONNE NEAL-COCKRILL AND DARRELL COCKRILL A/K/A DARREL COCKRILL, WIFE AND HUSBAND**, 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. 241 on the Plan of Harvest Grove, Section Three of record in Plat at Instrument No. 20160429-0042362, 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 Naeshara Neal-Cockrill and Darrell Cockrill, wife and husband by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20170509-0046053 Register's Office for Davidson County, Tennessee, dated May 01, 2017 and recorded on May 09, 2017.

unimproved ☐
This is improved ☒ property, known as 1112 Moonriver Cove, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Nae 'Shara Dionne Neal-Cockrill and Darrell Cockrill this 8th day of February, 2020.

Nae 'Shara Dionne Neal-Cockrill

Darrell Cockrill A/K/A Darrel Cockrill

STATE OF Tennessee
COUNTY OF Davidson

On this 13th day of February, 2020, before me personally appeared **Nae 'Shara Dionne Neal-Cockrill** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 13th day of February, 2020.

Commission Expires: _____

Notary Public

MATTHEW PHELAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

STATE OF Tennessee COUNTY OF Davidson

On this 8th day of February, 2020, before me personally appeared **Darrell Cockrill A/K/A Darrel Cockrill** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 8th day of February, 2020.

Commission Expires: 7/9/2022

Notary Public

ALEXANDER D. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2022

True Copy Certification

I, Matthew Phelan, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Thomas Vorholt, a notary public for this county and state, Matthew Phelan who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 8-4-20

Notary Seal

