WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 8.4.20
(AFFIX SEAL)

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 361630 DEEDWARR
02/21/2020 04:15:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20200221-0019787

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

File No.: TN-20-00427

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-098.00 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 Fifty-Five Thousand And No/100 Dollars ($255,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MAREA G. SWEENEY, A SINGLE WOMAN**, 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. 306 on the Plan of Final Plat Section One, Harvest Grove "formerly Tillman", "Clister Lot Subdivision" of record in Plat at Instrument No. 20060726-0090037, 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 Marea G. Sweeney, a single woman by Warranty deed from Ole South Properties, Inc , a Tennessee Corporation of record in Instrument No. 20141001-0090453 Register's Office for Davidson County, Tennessee, dated September 24, 2014 and recorded on October 01, 2014.

unimproved ☐
This is improved ☒ property, known as 112 Grovedale Trace, 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 Marea G. Sweeney, a single woman this 20 day of February, 2020.

Marea G. Sweeney

STATE OF TENNESSEE
COUNTY OF Williamson

On this 20 day of February, 2020, before me personally appeared Marea G. Sweeney, a single woman 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 20 day of February, 2020.

Commission Expires: 8-4-20

Notary Public

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Thomas Vorholt II**, 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.

State of Tennessee

County of Williamson

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

Notary Signature

My commission Expires: 08/30/2021

Notary Seal (if on paper)

