Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

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

M ALEXIS MENDL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $465,000.00.

Affiant

Subscribed and sworn before me this the 20th day of February, 2020.

Notary Public
My commission expires:

Karen Johnson Davidson County
Batch# 364543 **DEEDWARR**
02/27/2020 10:40:49 AM 2 pgs
Fees: $13.00 Taxes: $1,720.50
20200227-0021876

WARRANTY DEED

Address of New Owner:
Robert Jerald Cook
2009B Rosemary Lane
Nashville, TN 37210

Send Tax Bill to:
~~New Owner~~

Tax Information:
106-13-1A 002.00

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 Liability Company,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **ROBERT JERALD COOK AND AMANDA MAY COOK, husband and wife,** 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 B of Homes at 2009 Rosemary Lane, a Horizontal Property Regime with Private Elements, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20190628-0063141, Register's Office for said County, and being shown on plan attached thereto as Exhibit A, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Progressive Development, LLC, by deed from Midtown Realty, LLC, dated 07/12/2019, of record in Instrument No. 20190715-0068590, said Register's Office.

Also being a portion of the same property conveyed to Midtown Realty, LLC by deed from Kevin W. Morrison, as Personal Representative of the Estate of Helen Whitley Morrison, deceased, dated 09/28/2017, of record in Instrument No. 20170929-0099741, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2009B Rosemary Lane, 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 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 20th day of February, 2020.

Progressive Development, LLC

By: _____
Harold Johnson, Member

STATE OF TENNESSEE
COUNTY OF Davidson

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 Limited Liability Company, and that he, as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by the said Harold Johnson as such Member.

Witness my hand and official seal this 20th day of February, 2020.

My Commission Expires:
9-6-22

_____
Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY