WARRANTY DEED

Karen Johnson Davidson County
Batch# 372866 DEEDWARR
03/16/2020 11:00:52 AM 2 pgs
Fees: $13.00 Taxes: $961.63

20200316-0028726

TRACY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires January 14, 2023

STATE OF TENNESSEE
COUNTY OF Shelby
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00

Linda Gray, Agent
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-14-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Progress Nashville, LLC, a Delaware Limited Liabilty Company	Progress Nashville, LLC, a Delaware Limited Liabilty Company	
(NAME) PO BOX 4090	(NAME) PO BOX 4090	086-03-0-A-020.00CO
(ADDRESS) Scottsdale, AZ 85261	(ADDRESS) Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I Terry D. Erdman, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Progress Nashville, LLC, a Delaware Limited Liabilty Company**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 20 on the plat entitled Planned Unit Development, Summit Run, Phase Two, of record in Book 5200, Page 776, and Plat Book 9700, Page 660, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mark P. Erdman and Terry D. Erdman, husband and wife by Warranty Deed dated 10/22/1999 from Fox Ridge Homes, Inc. of record in Book 11722, Page 547, Register's Office for Davidson County, Tennessee. Mark P. Erdman died on January 29, 2016 leaving Terry D. Erdman as the sole surviving tenant by the entirety.

All matters as set forth per Boundary Plats of record in Plat Book 5200, Page 776, Plat Book 8250, Page 524, corrected in Book 10021, Page 425 and Plat Book 9700, Page 334 and the PLAT of record in Plat Book 9700, Page 660, Register's Office for Davidson County, Tennessee. Declaration of Restrictive Covenants of record in Book 10326, Page 683 and Book 10378, Page 251, as amended of record in Book 11499, Page 321, said Register's Office. Easement of record in Book 7325, Page 994, said Register's Office. Deed of Conveyance of record in Book 10693, Page 703, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 400 Hunters Path Court, Hermitage, TN 37076
(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 11th day of March, 2020.

Terry D. Erdman

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terry D. Erdman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of March, 2020.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Realty Title and Escrow Company, Inc
6525 N. Quail Hollow Rd., Ste 115
Memphis, TN 38120
(901) 260-4055
RT File No.: 20110046
TG: 8160725