Karen Johnson Davidson County
Batch# 373121 DEEDWARR
03/16/2020 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $976.80
20200316-0029135

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,000.00

Meaghen T. Spiller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13 DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 4-10-2022
(AFFIX SEAL)

DANIEL E. CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: APRIL 10, 2022

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Progress Nashville, LLC, a Delaware Limited Liability Company	SEND TAX BILLS TO: Progress Nashville, LLC, a Delaware Limited Liability Company	MAP-PARCEL NUMBERS
(NAME) P.O. Box 4090	(NAME) P.O. Box 4090	174110A50200CO
(ADDRESS) Scottsdale, AZ 85261	(ADDRESS) Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Armani T. Borum an unmarried man** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Progress Nashville, LLC, a Delaware Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, 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 all of Lot No. 73. on the plan of First Amendment, Cane Ridge Farms, Phase Three, Section One of record , in plat at Instrument No. 20070703-0079200, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete description of the property.

FOR INFORMATION PURPOSES ONLY: 1732 Elijah Ryan Drive, Antioch, TN 37013

Being the same property conveyed to Armani T. Borum, an Unmarried May by Warranty Deed from Ole south Properties, INC., a Tennessee Corporation of record in Instrument No. 20140403-0027651 Register's Office of Davidson County, Tennessee, dated March 28, 2014 and recorded on April 03, 2014

This conveyance is subject to all easements, restrictive covenants and conditions including those located at record in Plat Book Instrument No. 20070703-0079200,20000905-0087103, 20001204-0119093, 20010815-0088370, 20040319-0031603, 20041102-0131848 and 20100526-0040558, Book 4428, Page 565, Book 5076, Page 476, Instrument No. 20020123-009340, 20060607-0067535 and 20070130-0012097, 20050825-0101604, 20160601-0055259, in the said Registers' Office **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 1732 Elijah Ryan Dr. Antioch, TN 37013
(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 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.

Witness my hand this 12th day of March, 2020.

Armani T. Borum

STATE OF Maryland
COUNTY OF Prince George's

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Armani T. Borum, an unmarried man**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of March, 2020.

Notary Public

My Commission Expires: 12/21/2021

RONALD KEITH FOSTER
Notary Public - State of Maryland
Montgomery County
My Commission Expires Dec 21, 2021

True Copy Certification

I, Danielle Chandler, 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 G. Spruill (name of notary), a notary public for this county and state, Danielle Chandler (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My commission Expires: 09/30/2021

Notary Seal (if on paper)

MEAGHAN G. SPRUILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER