Karen Johnson Davidson County
Batch# 378925 DEEDWARR
03/30/2020 08:41:19 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20200330-0033684

This instrument was prepared by:
DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2020020020

STATE OF TENNESSEE
COUNTY OF Shelby

Record & Return To:
Realty Title & Escrow Co.
6525 N. Quail Hollow Rd. STE 115
Memphis, TN 38120
P:(901) 260-4055
File No.: 20110083
TG: 8206551

The actual consideration or value, whichever is greater, is $280,000.00

Sworn to and subscribed before me this 27th day of March, 2020.

Affiant

Notary Public

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

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Progress Nashville, LLC		164-070A-161.00-CO
P.O. Box 4090	New Owner	
Scottsdale, AZ 85261		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Matthew Warren and Adrienne Warren f/k/a Adrienne Counts, husband and wife** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Progress Nashville, LLC, a Delaware limited liability company** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Being all of Lot No. 174, on the plan Section Two, Harvest Grove formerly "Tillman Property", as shown on plan of record in Instrument Number 20140529-0046065, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Matthew Warren, unmarried, and Adrienne Counts, unmarried, as tenants in common with rights of survivorship by Warranty deed from Stacey M. Bertling, unmarried of record in Instrument No. 20170213-0014841 Register's Office for Davidson County, Tennessee, dated February 10, 2017 and recorded on February 13, 2017.

Matthew Warren and Adrienne Counts having since married, Adrienne Counts is now known as Adrienne Warren.

This is improved property known as **1705 Porchrest Way, Antioch, TN 37013.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 24th day of March, 2020.

Matthew Warren

Adrienne Warren

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Matthew Warren and Adrienne Warren, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of March, 2020.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-08-2023