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

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $300,000.00.

Affiant

Subscribed and sworn before me this the 5th day of June, 2020.

Notary Public
My commission expires: 1/17/21

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 411482 DEEDWARR
06/08/2020 10:51:41 AM 4 pgs
Fees: $23.00 Taxes: $1,110.00

20200608-0058476

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Progressive Development, LLC 1406 Phillips Street Nashville, TN 37208	Progressive Development, LLC P.O. Box 331235 Nashville, TN 37203	092-04-0 031.00

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, **EVA THOMPSON, DARRAL L. THOMPSON, NORMA HUGHES, ELLAZENE COLE, LINDA THOMPSON, RONNIE THOMPSON, HENRY J. THOMPSON, ANGELA NELSON, LASHAWANDA NEVELS, AND GIOVANNA BURNS**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **PROGRESSIVE DEVELOPMENT, LLC**, 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 all of Lot No. 189 and the easterly 10 feet of Lot No. 190 on the Plan of Thomas Harding's Second Addition to Nashville, as of record in Book 21, Page 58, Register's Office for said County.

Said Lot No. 189 and part of Lot No. 190 front together 60 feet on the northerly side of Phillips Street, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Henry Thompson and wife, Cora Lee Thompson, by deed from K. Gardner and daughter, Mary Gardner Lopez, dated 12/11/1977, of record in Book 5240, page 705, said Register's Office. The said Cora Lee Thompson having died intestate on January 2, 2020, predeceased by Henry Thompson on June 10, 2007, and her heirs at law having been named in Affidavit of Heirship in record of Instrument Number 20200608-0058474 Register's Office for Davidson County, TN. John William Thompson, an Heir of Cora Lee Thompson, having died Intestate on November 5, 2004, and his Heirs at Law having been named in Affidavit of Heirship in record of Instrument Number 20200608-0058475, Register's Office for Davidson County, TN.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1406 Phillips Street, Nashville, TN 37208.

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.

DLT
NJH

L.T
ET

Witness my hand this the 5th day of June, 2020.

Eva Thompson, Individually

STATE OF TENNESSEE,
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Eva Thompson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5 day of June, 2020.

My commission expires:
6/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Darral L. Thompson, Individually

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Darral L. Thompson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of June, 2020.

My commission expires:
6/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Norma Hughes, Individually

STATE OF TENNESSEE,
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Norma Hughes, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of June, 2020.

My commission expires:
6/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

E+

DLT

Ellazene Cole
Ellazene Cole, Individually

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ellazene Cole, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5 day of June, 2020.

My commission expires:
1/17/24

Notary Public

MARK BELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Linda Thompson
Linda Thompson, Individually

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Linda Thompson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5 day of June, 2020.

My commission expires:
1/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Ronnie Thompson
Ronnie Thompson, Individually

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ronnie Thompson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5 day of June, 2020.

My commission expires:
1/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Henry J Thompson
Henry J. Thompson, Individually

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Henry J. Thompson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5 day of June, 2020.

My commission expires:
1/17/24 NJH

Notary Public

MARK BELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Angela Nelson, Individually

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Angela Nelson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of June, 2020.

My commission expires:
1/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

LaShawanda Nevels, Individually

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lashawanda Nevels, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of June, 2020.

My commission expires:
1/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Giovanna Burns, Individually

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Giovanna Burns, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of June, 2020.

My commission expires:
1/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

DLT

N-H