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 Sumner

The actual consideration or value, whichever is greater is $432,900.00.

Affiant

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

Notary Public
My commission expires:

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
EXPIRES 6-19-2023

Karen Johnson Davidson County
Batch# 441512 **DEEDWARR**
07/21/2020 10:17:10 AM 2 pgs
Fees: $13.00 Taxes: $1,601.73
20200721-0079888

WARRANTY DEED

Address of New Owner:
Dylan McMahon
302 A Polk Ave
Nashville, TN 37210

Send Tax Bill to:
Same

Tax Information:
106-13-1B 001.00

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 LIABILTY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DYLAN MCMAHON, UNMARRIED, 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 A together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for Homes at 302 Polk Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20191106-0114704, Register's Office for Davidson County, Tennessee, and being shown on Plat attached thereto as Exhibit "A", to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Progressive Development, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Midtown Realty, LLC, a Tennessee Limited Liability Company, dated 12/19/2019, of record in Instrument No. 20191226-0132722, Register's Office for said County.

Also being a portion of the same property conveyed to Midtown Realty, LLC by deed from Bernard S. Rapheld and wife, Patricia E. Rapheld, dated 11/08/2019, of record in Instrument No. 20191106-0114702, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 302 Polk Avenue Unit A, 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 15th day of July, 2020.

Progressive Development, LLC

BY: _____
Harold Johnson, Member

STATE OF TENNESSEE
COUNTY OF Williamson

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 LLC, and that HE, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Harold Johnson as such MEMBER.

Witness my hand and official seal this 15th day of July, 2020.

My commission expires:

1/17/21

_____
Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY