WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-14-23
(AFFIX SEAL)

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

Karen Johnson Davidson County
Batch# 448960 DEEDWARR
08/03/2020 11:56:44 AM 2 pgs
Fees: $13.00 Taxes: $1,008.25

20200803-0085295

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Progress Nashville, LLC	Progress Nashville, LLC	
(NAME)	(NAME)	
PO Box 4090	PO Box 4090	059-02-0A-069.00-CO
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261	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 consideration, the receipt of which is hereby acknowledged, **SHANE P. SMITH AND JESSICA SMITH, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PROGRESS NASHVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON COUNTY, STATE OF TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Belle Arbor PUD Phase 1 as shown on the plan of record in Instrument No. 20091221-0115842 Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Shane P. Smith, unmarried and Jessica Salandro, unmarried by Special Warranty deed from NVR,Inc.,a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20161012-0107908 Register's Office for Davidson County, Tennessee, dated September 29, 2016 and recorded on October 12, 2016. Jessica Salandro having since married Shane P. Smith and is now known as Jessica Smith.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20091221-0115842, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20100203-0008782, Correction and Amendment of record in Instrument Number 20160225-0018112, Instrument No. 20171116-0117974, Instrument No. 20171122-0119839 and Instrument No. 20180105-0001817 Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Agreement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20160128-0006211, Instrument No. 20160127-0007948 and Instrument Number 20160128-0006261, in the Register's Office for Davidson County, Tennessee.
- Application for Greenbelt Assessment of record in Instrument Number Instrument No. 20140722-0065104; and Instrument No. 20140722-0065106, in the Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20060513-0049052 and Instrument No. 20100903-0070291, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 6181, Page 43, Book 6218, Page 217, in the Register's Office for Davidson County, Tennessee.
- Application for Green Belt of record in Instrument Number 20120213-0012668, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: 3763 Willow Creek Rd, Nashville, Tennessee 37207.

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), their heirs and 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), 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/our hand(s) this the 25 DAY OF JULY, 2020.

Shane P. Smith

Jessica Smith

STATE OF Pennsylvania
COUNTY OF Westmoreland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHANE P. SMITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of July, 2020.

Notary Public
My Commission Expires: December 10 2020
(SEAL)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Susan E. Long, Notary Public
City of Greensburg, Westmoreland County
My Commission Expires Dec. 10, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

STATE OF Pennsylvania
COUNTY OF Westmoreland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSICA SMITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of July, 2020.

Notary Public
My Commission Expires: December 10 2020
(SEAL)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Susan E. Long, Notary Public
City of Greensburg, Westmoreland County
My Commission Expires Dec. 10, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

RETURN TO:
Realty Title and Escrow Company, Inc
6525 N. Quail Hollow Rd., Suite 115
Memphis, TN 38120
(901) 260-4055
RT File No.: 20110172
TG: 8587757