THIS INSTRUMENT WAS PREPARED BY:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Record and Return To:
Realty Title and Escrow Company, Inc.
6525 N. Quail Hollow Rd., Suite 115
Memphis, TN 38120
(901)260-4055
RT File No.: 20110155
TG: 8560517

Karen Johnson Davidson County
Batch# 453707 DEEDWARR
08/10/2020 11:51:29 AM 2 pgs
Fees: $13.00 Taxes: $971.25

20200810-0088699

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Progress Nashville, LLC P.O. Box 4090 Scottsdale, AZ 85261	Owner	163-07-0A-087.00-CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Jaleesa Williams, Married**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Progress Nashville, LLC, a Delaware Limited Liability Company**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 87**, on the Final Plat of the Resubdivision of Lots 1-11, 61- 66, 76-95 & 102-132, Ridgeview UDO, Phase One, as of record in Instrument No. 20120807-0070420, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Jaleesa Williams, unmarried, by Warranty Deed from Parkside Builders, LLC, a Tennessee limited liability company, of record on October 27, 2016, at Instrument No. 20161027-0113482, Davidson County Register of Deeds. This was never the marital residence of the grantor and her spouse.

This property commonly known as 1921 Wild Oaks Court, Antioch, TN 37013.
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 31 **day of July, 2020**:

Jaleesa Williams

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal, this 31 day of July, 2020:

Notary Public

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Shelby

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$262,500.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 4th DAY OF August, July, 2020:

Notary Public

My Commission Expires: 1-14-23

TRACY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

My Commission Expires
January 14, 2023