This instrument prepared by and (MAIL) instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Suite 400
Duluth, GA 30096
Tel. 770-497-9100

Karen Johnson Davidson County
Batch# 465737 DEEDWARR
08/28/2020 09:04:30 AM 5 pgs
Fees: $28.00 Taxes: $1,080.40
20200828-0097678

Send tax bills to:
Progress Nashville, LLC, A Delaware Limited Liability Company
PO Box 4090
Scottsdale, AZ 85261

Name and address of new owner:
Progress Nashville, LLC, A Delaware Limited Liability Company
PO Box 4090
Scottsdale, AZ 85261

Map parcel number: 053-09-0B-156.00-CO

Source of Title: See Exhibit "A" attached hereto and incorporated herein.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

Rocky D. Fultz and Haley Dunn-Fultz, husband and wife

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

Progress Nashville, LLC, A Delaware Limited Liability Company,

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever. We covenant with the said Grantees that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those matters appearing of record and real property taxes.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 our hand this 24 day of Aug, 2020, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Rocky D. Fultz

Haley Dunn-Fultz

STATE OF TENNESSEE

COUNTY OF Davidson

On this 24 day of Aug, 2020, before me personally appeared **Rocky D. Fultz and Haley Dunn-Fultz**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Christie Bolanis Garner

Commission Expires:

4/18/22

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2120 Freeman Lane, Madison, TN 37115

TAX PARCEL ID/APN (For informational purposes only): 053-09-0B-156.00-CO

Land in Davidson County, Tennessee, being Lot No. 158 on the Plan of Section Four, Cumberland Station at Wilson Camp of record in Plat at Instrument No. 20041018-0124620, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rocky Fultz, married man by Warranty deed from Ronald L. Downing Sr. and Brandy D. Downing, husband and wife of record in Instrument No. 20190320-0025352 Register's Office for Davidson County, Tennessee, dated March 15, 2019 and recorded on March 20, 2019.

Being also known as 2120 Freeman Lane, Madison, Tennessee 37115.

Said property being the same property conveyed by from to , recorded , at Instrument No. , of the Register's Office of Davidson County, Tennessee.

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ Georgia)
COUNTY OF ~~DAVIDSON~~ Gwinnett)

The actual consideration (or value, whichever is greater) for this transfer is $292,000.00.

AFFIANT

Subscribed and sworn to before me, this 25th day of August, 2020.

NOTARY PUBLIC
My Commission Expires:

KRISTA MURPHY
Gwinnett County
My Commission Expires
June 25, 2021

Property address: 2120 Freeman Lane, Madison, TN 37115

Certificate of Authenticity

I, Cynthia Brown, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cynthia Brown
Signature
Cynthia Brown

State of Georgia

County of Gwinnett

Personally appeared before me, Cynthia Brown, who acknowledges that this certification of an electric document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-21-22
Notary's Seal:

MELANIE BIBB
Notary Public - Georgia
Gwinnett County
Expires 03/21/2022