Karen Johnson Davidson County
Batch# 481819 DEEDWARR
09/24/2020 09:29:26 AM 4 pgs
Fees: $23.00 Taxes: $962.00
20200924-0109675

GENERAL WARRANTY DEED

This Instrument Was Prepared By:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027
Return To:
Realty Title & Escrow, 6525 Quail Hollow, Ste 115, Memphis, TN 38120
RT File No. 01-MEM20-00086 TG:8704630

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel:**
Progress Nashville, LLC **P.O. Box 4090** **Scottsdale, AZ 85261**	**New Owner**	**151-09-0A-303.00 CO**

State of Tennessee
County of Shelby

The actual consideration or value for this transfer, whichever is greater, is **$260,000.00**.

Linda Gray, Agent
Affiant

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

Sworn to and subscribed before me this 14th day of September, 2020.

Notary Public

My commission expires: 1-14-23

For and in consideration the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **MAMDOUH GOURGYOS AND WIFE, MADLEEN BOLIS WARDKHAN** (collectively, the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **PROGRESS NASHVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY** (the "Grantee"), their successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** attached hereto which is incorporated herein.

This is improved property known as **712 Ashwell Close, Antioch, Davidson County, Tennessee, 37013**.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, his successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

The undersigned, Madleen Bolis Wardkhan, spouse of Mamdouh Gourgyos, joins in the execution of this instrument for the purpose of conveying to the Grantees all her right, title, claim, and interest in and to the above described property, including but not limited to, her homestead and any and all other marital rights.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 3rd day of September 2020.

GRANTOR:

Mamdouh Gourgyos

Madleen Bolis Wardkhan

STATE OF TENNESSEE
COUNTY OF Williamson

On this 3rd day of September, 2020, before me personally appeared Mamdouh Gourgyos and Madleen Bolis Wardkhan to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand, at office, this 3rd day of September, 2020.

Notary Public

My Commission Expires:

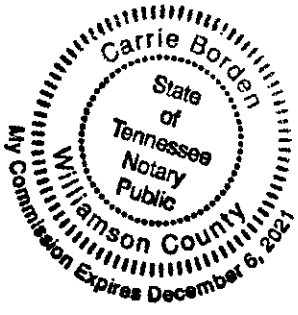


Exhibit A

Legal Description

Being Lot 303, on the Final Plat of Phase Three, Section Two, Long Hunter Chase of record in Instrument No. 20020926-0117442, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MAMDOUH GOURGYOS, by cash deed from SHAUN DONOVAN, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., of record in Instrument No. 20140203-0009345, dated January 31, 2014, said Register's Office.

Exhibit B

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 151-09-0A-303.00 CO.

2. Subdivision restrictions, building lines and easements of record in Instrument No. 20020926-0117442 in the Public Records, 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.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded at Book 9430, Page 251, Book 9534, Page 938, in the Public Records, 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.

4. Easement(s) filed at Instrument No. 20000906-0088271, 20000906-0088272, 20001030-0107415; Book 1115, Page 302, Book 1101, Page 457, Book 4717, Page 515, Book 8197, Page 288, Book 8358, Pages 91 & 92, Book 9661, Page 919, Book 2338, Page 466, Book 4446, Page 423, Book 4535, Page 351, Book 9988, Page 793, Book 11497, Page 592, Book 9988, Page 821, Book 9588, Page 930; Instrument No. 2000906-0088271, 20001030-0107415 and 20020718-0086411 in the Public Records.

5. Charter of Long Hunter Chase Homeowner's Association of record at Book 9433, Page 953, in the aforesaid Register's Office.

6. Quit Claim Deed for Common Areas of record in Book 9432, Page 792; Book 9649, Page 764, in the aforesaid Register's Office.

7. Certificate of Resolution for JCH Development Co. recorded at Book 9432, Page 789.

8. Declaration of Annexation recorded at Instrument No. 20020930-0118656; Book 9534, Page 943; Instrument No. 20130226-0019266 and 20010514-0049630.