Name and Address of New Owner:
Progress Nashville, LLC
P.O. Box 4090
Scottsdale, AZ 85261

Send Tax Bills To:
Progress Nashville, LLC
P.O. Box 4090
Scottsdale, AZ 85261

Karen Johnson Davidson County
Batch# 481823 DEEDWARR
09/24/2020 09:33:05 AM 2 pgs
Fees: $13.00 Taxes: $880.60
20200924-0109680

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 176-01-0A-097.00-C0

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Danielle L Frazier and Aaron J. Frazier, wife and husband,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Progress Nashville, LLC, a Delaware Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

All that certain parcel of land situated in the County of Davidson, State of Tennessee, being known as Lot No. 97 on the Plan of The Estates of Hickory Woods, of record in Instrument No. 20010412-0036163, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Danielle L. Frazier and Aaron J. Frazier, Wife and Husband by Quit Claim Deed of record at Instrument No. 200709050106227, dated 05/24/2007 and recorded 09/05/2007, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 7017 Hickory Pass Lane, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of September, 2020.

(SEAL)
Danielle L Frazier

(SEAL)
Aaron J. Frazier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of September, 2020, before me personally appeared Aaron Frazier and **Danielle L Frazier and Aaron J. Frazier**, 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's (or persons') free act and deed.

Witness my hand at office, this 9th day of September, 2020.

Notary Signature
My commission expires: 05/09/2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF SHELBY)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $238,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Linda Gray, Agent
(Affiant)

Sworn to and subscribed before me this
9th day of September, 2020.

Notary Public
My commission expires: 1-14-23
File No. 20-1403

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

RETURN RECORDED INSTRUMENT TO:
Realty Title & Escrow
6525 Quail Hollow, Suite 115
Memphis, TN 38120
RT File No. 01-MEM20-00184
TG: 8735988