Karen Johnson Davidson County
Batch# 481827 DEEDWARR
09/24/2020 09:34:59 AM 2 pgs
Fees: $13.00 Taxes: $995.30
20200924-0109685

STATE OF TN
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF SEPTEMBER, 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

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
6525 Quail Hollow Road, Suite 115
Memphis, TN 38120
RT File No. 01-MEM20-00193
TG: 8751483

Address of New Owner:	Send Tax Bills to:	Tax Information:
Progress Nashville, LLC PO Box 4090 Scottsdale, AZ 85261	Progress Nashville, LLC PO Box 4090 Scottsdale, AZ 85261	182 06 0A 342.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Russell W. Olds and Katie M. Olds, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Progress Nashville, LLC, a Delaware limited liability company**, hereinafter called the Grantees, their successors and assigns, a 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. 279 on the Final Plat for Cluster-Lot Subdivision, Old Hickory Hills, Phase Three, Section Two, of record in Instrument No. 20070516-0058484, Register's Office of said County, to which reference is hereby made for a more particular description.

This property is improved property known as: **8900 Ristau Ct., Antioch, TN 37013**

Derivation Clause: Being the same property conveyed to Grantor herein by way of Warranty Deed of record at Instrument No. 20130607-0058064 in the Register's Office of Davidson County, Tennessee;

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Permitted encumbrances: Subdivision restrictions, building lines and easements of record in 20070516-0058484; Easement(s) of record at Instrument No. 20020123-0009339, 20010306-0021333, 20030226-0025749, 20040927-0116009, 20001030-0107214; Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20020116-0006750, 20101116-0091730, 20151229-0130686; and Charter of Old Hickory Hills Homeowners Association, Inc. of record at Instrument No. 20020123-0009417 and 20081219-0121385, all in the Said Register's Office.

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 ~~10th~~ 15th day of September, 2020

Russell W. Olds

Katie M. Olds

STATE OF Tennessee
COUNTY OF Robertson

Personally appeared before me, a Notary Public in and for said State and County, Russell & Katie Olds, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my ~~hand, at office, this~~ 15 day of Sept., 2020.

Notary Public

My Commission Expires:

(SEAL)

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021