Karen Johnson Davidson County
Batch# 481830 DEEDWARR
09/24/2020 09:36:12 AM 2 pgs
Fees: $13.00 Taxes: $1,021.20
20200924-0109688

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 200728854

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

Return deed to:
Realty Title & Escrow
6525 Quail Hollow, Suite 115
Memphis, TN 38120
RT File No. 20110192 TG: 8600699

STATE OF TENNESSEE
COUNTY OF SHELBY)

The actual consideration or value, whichever is greater, for this transfer is: $276,000.00.

Linda Gray, Agent
Affiant

Subscribed and sworn to before me, this 30th day of August, 2020.

Notary Public
My Commission Expires: 1-4-23

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Progress Nashville, LLC P.O. Box 4090 Scottsdale, AZ 85261	New Owner	Tax Parcel ID No. 164-070A-244.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gayed A Gayed and Krestena O Sharobim, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Progress Nashville, LLC, a Delaware Limited Liability Company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being all of Lot No. 214 on the plan of Harvest Grove, Section Three, according to plat and survey appearing of record in Instrument No. 20160429-0042362, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Gayed A. Gayed and Krestena O. Sharobim, husand and wife by Warranty Deed of record at Instrument No. 201708030079016, dated 7/28/2017 and recorded 8/3/2017, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Davidson County Taxes for the year 2020, a lien not yet due and payable.
Subdivision restrictions, building lines and easements of record in Instrument No. 20160429-0042362, Register's Office for Davidson County, Tennessee.
Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060628-0077382, Register's Office for Davidson County, Tennessee.
Easements of record at Book 4418, Page 491; Book 4473, Page 613; and Instrument No. 20160802-0079381, Register's Office for Davidson County, Tennessee.
Homeowners Association Charter of record in Instrument No. 20060519-0059378, Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument No. 20060726-0090337; 20040707-0080492; 20051005-0119710, Register's Office for Davidson County, Tennessee.

This is improved property located at 1393 Rockglade Run Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ____day of August, 2020.

Gayed Gayed
Gayed A Gayed

Krestena Sharobim
Krestena O Sharobim

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gayed A Gayed and Krestena O Sharobim, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of August, 2020.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES