WARRANTY DEED

Karen Johnson Davidson County
Batch# 483719 DEEDWARR
09/25/2020 01:09:30 PM 3 pgs
Fees: $18.00 Taxes: $961.63
20200925-0110644

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Progress Nashville, LLC A Delaware Limited Liability Company	Progress Nashville, LLC A Delaware Limited Liability Company	
(NAME)	(NAME)	
PO BXO 4090	PO BOX 4090	052130B35500CO
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **We Henry Ekpoto and Ugoeze Lauretta Oritsuwa-Ekpoto, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Progress Nashville, LLC A Delaware Limited Liability Company**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 35 on the Plat of River Glen, a Planned Unit Development, Phase 7, of record in Instrument Number 20040212-0016958, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Henry Ekpoto and Ugoeze Lauretta Oritsuwa-Ekpoto, husband and wife by Warranty Deed from Staci Bishop and husband, James Bishop, dated 12/08/2016 and recorded 01/04/2017, of record in Instrument 201701040001018, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 6900, Page 650, Book 6900, Page 651, Book 6900, Page 671, Instrument 200303190036614, Instrument 200402120016958, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Instrument 200407130083147, in the Register's Office for Davidson County, Tennessee. Easement including terms and conditions thereof as recorded in Book 3961, Page 681, in the Register's Office for Davidson County, Tennessee. Deed of Conveyance including terms and conditions thereof as recorded in Book 7061, Page 196, in the Register's Office for Davidson County, Tennessee. Easement including terms and conditions thereof as recorded in Book 7296, Page 484, in the Register's Office for Davidson County, Tennessee. Easement including terms and conditions thereof as recorded in Book 11030, Page 731, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement Easement including terms and conditions thereof as recorded in Instrument 200108160088874, in the Register's Office for Davidson County, Tennessee. Charter of River Glen property Owners Association Inc record in Instrument 200204250051348, Register's Office for Davidson County, Tennessee. Quitclaim Deed conveys to

River Glen property Homeowner's Association of record in Instrument 200407130083148, Register's Office for Davidson County, Tennessee. By-laws of record in Book 7566, Page 571, Amendment Of of record in Instrument 200409150111299, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2608 River Meade Way, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 22nd day of September, 2020.

Henry Ekpoto

Ugoeze Lauretta Oritsuwa-Ekpoto

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Henry Ekpoto and Ugoeze Lauretta Oritsuwa-Ekpoto, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 22nd day of September, 2020.

Notary Public:
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

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