Karen Johnson Davidson County
Batch# 492818 DEEDWARR
10/09/2020 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $758.13
20201009-0117501

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 day September 2020.

Notary Public

MY COMMISSION EXPIRES: 3-21-22

(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	Buyer	150-14-0A-002.00-CO
(NAME)	(NAME)	
4064 Calumet Drive	PO Box 4090	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	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, I/we Executrix for the Estate of Bryan D. Rice, hereinafter called the GRANTOR(S), has/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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Calumet Phase One of record in Plat Book 6900, Page 673, Register's Office for said county, to which reference is made for a more complete description. Being the same property conveyed to Bryan D. Rice, an unmarried man by Warranty Deed from Benjamin J. Lowe III, an unmarried man, dated 02/12/2016 and recorded 02/16/2016, of record in Instrument 201602160014639, Register's Office for Davidson County, Tennessee.

The said Bryan D. Rice died testate on 05/29/2019, devising subject property to Winona C. Rice, as evidenced in File No. 20P825, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance subject to All matters shown on the plat of record in Plat Book 6900, Page 673, Covenants, conditions, easements and restrictions recorded in Book 7566, Page 664, Storm Water Detention Agreement of record in Book 7538, Page 676, HOA Charter of record in Book 7572, Page 594, Book 7682, Page 564, Book 11356, Page 218, By-laws of record in Book 11356, Page 224, 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 ☒ 4064 Calumet Drive, Antioch, TN 37013
(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 25 day September 2020.

Executrix for the Estate of Bryan D. Rice

By: Winona C Rice
Winona C. Rice

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Executrix for the Estate of Bryan D. Rice, 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 9-25-2021

Robyn Dubray
Notary Public
My Commission Expires: 2/15/2021

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

Certificate of Authenticity

I, Cora Casper, 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.

Signature Cora Casper

State of Georgia

County of Gwinnett

Personally appeared before me, Cora Casper, 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