This instrument prepared by:
Momentum Title, LLC
313 East Main Street, Suite 2
Hendersonville, TN 37075
File Number: 6-8840-RL

Karen Johnson Davidson County
Batch# 497540 DEEDWARR
10/16/2020 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20201016-0120789

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF DeKalb

The actual consideration or value, whichever is greater, for this transfer is $280,000.00

Affiant

Subscribed and sworn to before me, this the 18th day of September, 2020.

Notary Public
My Commission Expires: _____

ROBYNN MILLER NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES April 19, 2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Progress Nashville, LLC PO BOX 4090 SCOTTSDALE, AZ	Progress Nashville, LLC PO BOX 4090 SCOTTSDALE, AZ	164 07 0A 112.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Loteresa Gulley and Willis Gulley, Jr., wife and husband, 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 heirs 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. 74, as shown on plat for Section Two, Harvest Grove, of record as Instrument No. 20140529-0046065 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Loteresa Gulley and Willis Gulley Jr., wife and husband, by Warranty Deed from BMCH Tennessee, LLC, a Delaware Limited Liability Company, of record in Instrument No. 20150402-0029120, in the Register's Office of Davidson County, Tennessee, dated March 31, 2015 and recorded on April 02, 2015.

This is improved property located at: **313 Grovedale Trace, Nashville, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 18th day of September, 2020.

GRANTOR:

Loteresa Gulley

Willis Gulley, Jr.

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Loteresa Gulley and Willis Gulley, Jr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of September, 2020.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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