Karen Johnson Davidson County
Batch# 505143 DEEDWARR
10/30/2020 11:02:55 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20201030-0126766

Prepared By and Return To:
Realty Title & Escrow Company, Inc.
6525 Quail Hollow Road, Suite 115
Memphis, TN 38120
(901)260-4055

WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Louis G. Santiago, Jr. and Melissa Santiago, husband and wife, ("Grantor"), has this day bargained and sold and by these presents does bargain, sell, transfer and convey unto Progress Nashville, LLC, a Delaware limited liability company ("Grantee") the following described property being situated in Davidson County, Tennessee, to wit:

BEING all of Lot No. 143 (One Hundred Forty Three) on the plan of Final Plat, Section I, The Preserve at Old Hickory, "Cluster Lot Subdivision", according to plat and survey appearing of record in Instrument Number 20060824-0104545, 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.

Derivation Clause: Being the same property conveyed to Grantor herein by way of warranty deed of record at Instrument No. 200801070001512in the Register's Office of Davidson County, Tennessee;

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his heirs, successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate; Grantor has full power and lawful authority to sell and convey the same; the title thereto is free, clear and unencumbered except as to: (1) permitted encumbrances listed below; (2) zoning; (3) setback requirements and general utility, sewer, and drainage easements of record; (4) subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (5) applicable property taxes which are not yet due and payable; and Grantor will forever warrant and defend the same against the claims of all persons whomsoever.

Permitted Encumbrances: Subdivision Restrictions, Building Lines & Easements of record at:Instrument Number 20060824-0104545; Declarations of Covenants, Conditions and Restrictions of record at: Instrument Numbers 200608240104548 and 200612080152023; Easements of record at: Instrument Numbers 4542-131, 3616-453, 3570-13, 3571-599, 4453-154, 4425-582, 2346-378, 200411030132562, 200610130127087 and 200610130127208; Declaration of Taking of record at: Instrument Number 11335-609, all of record in said Register's Office.

The words Grantor and Grantee shall include the plural where appropriate and, along with pronouns used herein, shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective the 29th day of October, 2020.

Louis G. Santiago, Jr.

Melissa Santiago

STATE OF NEW YORK COUNTY OF Kings

Personally appeared before me, the undersigned Notary Public in and for said State and County, Louis G. Santiago, Jr. and Melissa Santiago, 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 27 day of October, 2020.

Notary Public

My Commission Expires: 7/10/2022

(SEAL)

LILIANA R. YCAZA
NOTARY PUBLIC, State of New York
No. 01YC6044779
Qualified in Suffolk County
Commission Expires July 10, 2022

Owner Name and Address:
Progress Nashville, LLC
PO Box 4090
Scottsdale, AZ 85261

Property Address:
5030 Preserve Blvd.
Antioch, TN 37013

Send Tax Bills To:

Tax Parcel ID No.:
175 06 0A 089.00

Valuation Affidavit:
I hereby swear or affirm that to the best of my knowledge, information and belief, that the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $295,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Louis G. Santiago Jr
Melissa Santiago
Affiant

Subscribed and sworn to before me this 27 day of October, 2020

Notary Public

My Commission Expires: 7/10/2022

Return To:

STATE OF NEW YORK COUNTY OF _____

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Witness my hand, at office, this _____ day of October, 2020.

_____
Notary Public
My Commission Expires: _____ (SEAL)

Owner Name and Address:
Progress Nashville, LLC
PO Box 4090
Scottsdale, AZ 85261

Property Address:
5030 Preserve Blvd.
Antioch, TN 37013

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P.O. Box 4090
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Linda Gray, Agent
Affiant

Subscribed and sworn to before me this 29th day of October, 2020.

_____
Notary Public

My Commission Expires: 1-14-23

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

Return To:
Record and Return To:
Realty Title and Escrow Company, Inc.
6525 N. Quail Hollow Rd., Suite 115
Memphis, TN 38120
(901)260-4055
RT File No.: 11-MEM20-00888
TG: 8881859