Karen Johnson Davidson County
Batch# 515376 DEEDWARRSP
11/12/2020 12:55:30 PM 6 pgs
Fees: $33.00 Taxes: $201.19
20201112-0133496

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Progress Residential Borrower 2, LLC, a Delaware Limited Liability Company, PO Box 4090, Scottsdale, AZ 85261

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
SEE ATTACHED EXHIBIT A

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the October 6, 2020, by and between **FREO Progress, LLC, a Delaware limited liability company**, whose mailing address is **PO Box 4090, Scottsdale, AZ 85261**, hereinafter grantor, and party of the first part, for $10.00 (Ten Dollars and Zero Cents) in consideration paid grants with covenants of special warranty to **Progress Residential Borrower 2, LLC, a Delaware Limited Liability Company**, hereinafter grantee, party of the second part, whose tax mailing address is **PO Box 4090, Scottsdale, AZ 85261**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $10.00 (Ten Dollars and Zero Cents), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the **Attached Exhibit A**.

Parcel ID: 87-2-0-001.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

Executed by the undersigned on October 6, 2020:

FREO Progress, LLC, a Delaware limited liability company

By: _____
Name: Travis L. Chester

Its: Authorized Signor

STATE OF ARIZONA

COUNTY OF MARICOPA

Before me, Robyn Moline, a Notary Public of said State and County aforesaid, personally appeared **Travis L. Chester** its **Authorized Signor** on behalf of **FREO Progress, LLC, a Delaware limited liability company** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be **Authorized Signor** of **FREO Progress, LLC** the within named Grantor, Party of the First Part and Bargainor, a **Delaware limited liability company**, and that he or she as such **Authorized Signor**, executed the foregoing instrument for the purpose therein contained, by signing the name of **FREO Progress, LLC**, by himself or herself as such **Authorized Signor**.

Witness my hand and seal, this October 6, 2020

_____
Robyn Moline
My Commission Expires 7/11/2022

ROBYN MOLINE
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 550339
Expires July 11, 2022

OATH OF VALUE

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

I, MICHAEL J. WEBB, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $54,375.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Affiant MICHAEL J. WEBB

Affiant, MICHAEL J. WEBB, subscribed and sworn before me this 11 day of November, 2020.

Notary Public

My commission expires: APRIL 13, 2023

Commonwealth of Pennsylvania - Notary Seal
Charles E. Hogue Jr., Notary Public
Allegheny County
My commission expires April 13, 2023
Commission number 1289872
Member, Pennsylvania Association of Notaries

EXHIBT A

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. 7 ON THE PLAN OF NEW HOPE MEADOWS-PHASE I, FIRST REVISION OF RECORD IN PLAT BOOK 6900, PAGE 653, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO FREO PROGRESS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM SETH N. PRESNELL AND TRACEY RAE PRESNELL, HUSBAND AND WIFE OF RECORD IN INSTRUMENT NO. 20200409-0037671 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 3, 2020 AND RECORDED ON APRIL 9, 2020.

COMMONLY KNOWN AS: 4200 NEW HOPE MEADOW RD. HERMITAGE, TN 37076.

TAX MAP AND PARCEL ID IS AS FOLLOWS 87-2-0-001.00

True Copy Certification

I, Heidi Jones, do hereby make oath that I am a licensed attorney, and/or the 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.

Heidi Jones

Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Karen Rose Hall a notary public for this county and state, Heidi Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Karen Rose Hall

Notary's Signature

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Karen Rose Hall, Notary Public
Center Twp., Beaver County
My Commission Expires Aug. 21, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary Seal