Karen Johnson Davidson County
Batch# 517079 DEEDWARR
11/16/2020 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20201116-0134998

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 8/20/2024

(AFFIX SEAL)

STATE OF GEORGIA NOTARY PUBLIC
CORA CASPER
Walton County
My Commission Expires
August 20, 2024

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	Progress Nashville, LLC	
(NAME)	(NAME)	
PO Box 4090	PO Box 4090	064160C10000CO
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Celeste Caruso,**

A single woman hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **Progress Nashville, LLC a Delaware Limited Liability Company**, hereinafter called the GRANTEE, 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. 55 on the Plan of Section Four, Wembley Downs, of record in Plat Book 7900, Page 456, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Celeste Caruso, a single woman by Warranty deed from Pamela A. Keith, an unmarried woman of record in Instrument No. 20120921-0086126 Register's Office for Davidson County, Tennessee, dated September 20, 2012 and recorded on September 21, 2012.

All matters shown on the plat of record in Boundary Plat Book 8250, Page 6, in the Register's Office for Davidson County, Tennessee. All matters shown on the plat of record in Plat Book 7900, Page 456, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 8304, Page 623 and Amendment Declaration of record in Book 8447, Page 633, Supplemental Declaration of record in Book 8797, Page 915 and Amendment to the Bylaws of record in Book 9522, Page 349, Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. StormWater Detention Agreement Easement recorded in Book 6369, Page 333, Register's Office for Davidson County, Tennessee. Charter of Wembley Downs Homeowners Association of record in Book 8404, Page 718, 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 ☒ 1220 Wembley Drive, Hermitage, TN 37076

(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, their assigns forever; and we do covenant with the said GRANTEE 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, 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 11th day of November, 2020.

Celeste Caruso

Celeste Caruso

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 Celeste Caruso, 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 11th day of November, 2020.

Tracey Trumphour

Notary Public:
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

202011160134998

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