TRACY MARTIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY My Commission Expires January 14, 2023 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF SHELBY** The actual consideration or value, whichever is greater, for this transfer is $273,000.00. Affiant Subscribed and sworn to before me, this 16th day of November, 2020. Notary Public My commission expires: 1-14-23

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Progress Nashville, LLC	**New Owner**	**052 13 0 B 305 00 CO**
P.O. Box 4090		
Scottsdale, AZ 85261		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Kelly Lynn Gunn, unmarried

(hereinafter called the "Grantor"), 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"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot 35 on the Plan of River Glen, Phase III, Section 3, of record in Instrument No. 20020917-0113232, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Kelly Lynn Gunn by Quitclaim Deed of record as Instrument No. 20061212-0153435, in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 517314 **DEEDWARR**
11/17/2020 09:21:48 AM 2 pgs
Fees: $13.00 Taxes: $1,010.10
20201117-0135320

This is improved property known as **1205 Alandee St., Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 13th day of November, 2020.

Kelly Lynn Gunn

Kelly Lynn Gunn

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Kelly Gunn, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 13th day of November, 2020.

Notary Public
My Commission Expires: 8.20.2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

LTC File No. 20-000281-528

Record and return to:
Realty Title & Escrow
6525 Quail Hollow, Suite 115
Memphis, TN 38120

RT File NO.: 11-MEM20-00820
TG: 8864868