This instrument prepared upon information furnished by the parties without the benefit of a full and complete title examination, and without advice as to tax consequences. Williamson County Escrow & Title, Inc. and Yost Robertson Weigel PLLC shall not be responsible for any matter that could have been resolved by a full and complete title examination and tax related counsel.

Tax Identification No. 164-03-0A-051.00CO

This Instrument Was Prepared By:
Wes Weigel, Attorney
Yost Robertson Weigel PLLC
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 794-8780

Karen Johnson Davidson County
Batch# 544307 **DEEDWARRSP**
01/04/2021 09:55:55 AM 2 pgs
Fees: $13.00 Taxes: $1,154.40



20210104-0000235

Send Tax Bills To:

SAME AS NEW OWNER

New Owner:

Progress Nashville, LLC
P.O. Box 4090
Scottsdale, AZ 85261

Record and Return to:
Realty Title and Escrow Company, Inc.
6525 N. Quail Hollow Road, Suite 125
Memphis, TN 38120
(901)260-4055
RT File No.: 11-MEM20-01598
TG: 9018993

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Kirkland Financial LLC, a Tennessee limited liability company**, Grantor, has bargained and sold and by these presents does transfer and convey unto **Progress Nashville, LLC, a Delaware limited liability company**, Grantee, its successors and assigns, the property located in Davidson County, Tennessee being described as follows:

> Being all of Lot 51 on the Final Plat of Rolling Hills Subdivision of record in Instrument No. 20161109-0118395, to which plat reference is hereby made for a more complete and accurate description of said property.
>
> Being a portion of the same property conveyed to Kirkland Financial LLC, a Tennessee limited liability company, by Warranty Deed of Kevin Hyneman Companies, Inc., of record in Instrument No. 20170731-0077328, dated 7/28/2017 and recorded 7/31/2017 Register's Office of Davidson County, Tennessee.

This is ( ) unimproved (X) improved property with an address of 2049 Hamilton Hill Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, its successors and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee that it is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: 1) Taxes which have been prorated and assumed by Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

AND GRANTOR DOES FURTHER COVENANT and bind itself, its heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand on this the 15 day of December, 2020.

Kirkland Financial LLC,
a Tennessee limited liability company

By: _____, President
Ted Gregory, President

STATE OF TENNESSEE)
COUNTY OF Sumner)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ted Gregory, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of **Kirkland Financial LLC**, a Tennessee limited liability company, and is authorized to execute this instrument on behalf of **Kirkland Financial LLC**.

WITNESS my hand, at office, on this 15th day of December, 2020.

_____
NOTARY PUBLIC

ASHLEY MCHUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 1/31/2024

My Commission Expires: 1/31/2024

STATE OF TENNESSEE)
COUNTY OF SHELBY)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Three Hundred Twelve Thousand and no/100 ($312,000.00) dollars which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 15th day of December 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