Karen Johnson Davidson County
Batch# 549682 DEEDWARR
01/08/2021 08:48:30 AM 5 pgs
Fees: $28.00 Taxes: $1,089.65
20210108-0003688

This instrument prepared by and (MAIL)
instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Suite 400
Duluth, GA 30096
Tel. 770-497-9100

Send tax bills to:
Progress Nashville, LLC, a Delaware Limited Liability Company
PO BOX 4090
Scottsdale, AZ 85261

Name and address of new owner:
Progress Nashville, LLC, a Delaware Limited Liability Company
PO BOX 4090
Scottsdale, AZ 85261

Map parcel number: 033030B13300CO

Source of Title: See Exhibit "A" attached hereto and incorporated herein.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

April Murphy and Christopher Murphy, wife and husband,

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

Progress Nashville, LLC, a Delaware Limited Liability Company,

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever. We covenant with the said Grantees that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those matters appearing of record and real property taxes.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 30th day of December, 20 20, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

April Murphy

Christopher Murphy

STATE OF ~~TENNESSEE~~ Ohio

COUNTY OF Montgomery

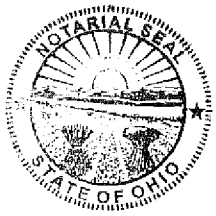
On this 30th day of December, 20 20, before me personally appeared April Murphy, and Christopher Murphy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed.

Notary Public

Printed Name: Brittane Payne

Commission Expires:

May 25, 2025



BRITTANE PAYNE
Notary Public, State of Ohio
My Commission Expires:
May 25, 2025

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 129 Ivy Hill Lane, Goodlettsville, TN 37072

TAX PARCEL ID/APN (For informational purposes only): 033030B13300CO

Land in Davidson County, Tennessee, being Lot No. 119 on the Plan of Final Plat of Dry Creek Farms, Phase 3 of record in Plat at Instrument No. 20070221-0021236, as corrected in Instrument Number 20070411-0043542 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 Christopher Murphy and April Murphy, husband and wife, as joint tenants with right of survivorship by Special Warranty deed from Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America of record in Instrument No. 20130610-0058496 Register's Office for Davidson County, Tennessee, dated and recorded on June 10, 2013.

Being also known as 129 Ivy Hill Lane Goodlettsville, Tennessee 37072.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF Walton)

The actual consideration (or value, whichever is greater) for this transfer is $ 294,500.00

Affiant - Ralph Tune

Subscribed and sworn to before me, this 30th day of December , 20 20 .

NOTARY PUBLIC
My Commission Expires:
8/20/2024

CORA CASPER
Walton County
My Commission Expires
August 20, 2024

Property address: 129 Ivy Hill Lane, Goodlettsville, TN 37072

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