Karen Johnson Davidson County
Batch# 560537 DEEDWARR
01/25/2021 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20210125-0010918

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 day of January 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TERESA GLASS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires October 23, 2023

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Progress Nashville LLC, a Delaware Limited Liability Company	Progress Nashville LLC, a Delaware Limited Liability Company	034070C00800CO
(NAME)	(NAME)	
P.O. Box 4090	P.O. Box 4090	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20203563

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Eli K. Ellison and Deborah J. Ellison, husband and wife**, 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 GRANTEES, their heirs and 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 Unit No. 3B on the Plan of The Enclave At Twin Hills Subdivision, A Horizontal Property Regime (with Private Elements) of record in Exhibit "C" in the Master Deed and ByLaws at Instrument No. 20080821-0086071, as amended in 20151112-0115172 and 20151217-0127190, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, along with that common area as designated as "open spaces" on the Plan of Harbor Village Phase IV, Revision I, of record in Instrument Number 20030723-0102986, in said Register's Office.

Being a portion of the same property conveyed to Eli K. Ellison and Deborah J. Ellison, husband and wife by Warranty deed from Lakeisha E. Faggett and husband Jimmy L. Faggett, II of record in Instrument No. 20180425-0038787 Register's Office for Davidson County, Tennessee, dated February 27, 2018 and recorded on April 25, 2018, as corrected by Scrivener's Affidavit, dated December 28th, 2020 and filed of record in Instrument No.20201229-0153958, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 2572 Val Marie Drive, Madison, TN 37115
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 5th day of January, 2021.

Eli K. Ellison

Deborah J. Ellison

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Eli K. Ellison and Deborah J. Ellison, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5 of January, 2021.

Notary Public
My Commission Expires:

TERESA GLASS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires October 23, 2023

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