Karen Johnson Davidson County
Batch# 563743 DEEDWARR
01/29/2021 08:44:30 AM 4 pgs
Fees: $23.00 Taxes: $891.70
20210129-0013043

WARRANTY DEED

STATE OF Georgia
COUNTY OF Walton

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER 2020.

Notary Public

MY COMMISSION EXPIRES: 8/20/2024
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Progress Nashville, LLC, a Delaware Limited Liability Company	NEW OWNER Progress Nashville, LLC	Parcel ID: 059040A14000CO
(NAME) PO Box 1490	(NAME) PO Box 1490	
(ADDRESS) Scottsdale, AZ, 85261	(ADDRESS) Scottsdale, AZ, 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Lisa Caffey and Steven L. Caffey, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does 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 Lot 88 on the Final Plat of Phase 4, 5 & 6 Brookview Subdivision, of record in Instrument No. 20060303-0025044, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Steven L. Caffey and wife, Lisa Caffey by Warranty Deed from Centex Homes, a Nevada General Partnership, of record in Instrument No. 20070214-0018982, in the Register's Office for Davidson County, Tennessee dated January 26, 2007 and recorded on February 14, 2007.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2860 Creekbend Drive, Nashville, TN 37207

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 we do covenant with the said Grantees 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 Grantees, their heirs 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.

Witness our hands this 28 day of October, 2020

Lisa Caffey

Steven Caffey
Steven L. Caffey

STATE OF TN

COUNTY OF RUTHERFORD

I, the undersigned, a Notary Public in and for said County and State aforesaid, do certify that Lisa Caffey and Steven Caffey, whose name is signed to the writing above, bearing date on the 28th of October, 2020, has acknowledged the same before me in the county aforesaid as the free act and deed of themselves.

Given under my hand this the 28th day of October, 2020.

Notary Public

My Commission Expires 9/14/23

(SEAL)

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY IDENTIFICATION STATEMENT

(Please print & attach copy of ID)

FILE NUMBER: 227911

PROPERTY ADDRESS: 2860 Creekbend Drive, Nashville, TN 37207

NAME OF PERSON SIGNING: Lisa Lynna Caffey

Type of Identification Presented: Driver's License

(Driver's License, Passport, Other)

State or Entity Issuing ID: Tennessee

Identification Number: 083888431

Birth Date: 04/17/1965

Expiration Date (Must be Valid): 09/16/2028

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I acknowledge that the identification as stated above was provided to me at the time the Borrower(s), Seller(s), or Buyer(s) executed documents for a real estate transaction concerning the above referenced property. I have not provided Borrower(s), Seller(s), or Buyer(s) with advice, counsel or an opinion concerning the content of the documents executed.

Notary Public: Carla Johnson

(Notary Seal)

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Printed Name:

My Commission Expires: 9/16/23

Improperly notarizing a document is a violation of state law, and any occurrence will be reported to the appropriate authorities.

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Notary Errors & Omissions Insurance Information (Or attach current Copy of Policy Declarations Page)

Insurance Company Name: _____

Policy Number: _____

Expiration Date: _____

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