Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-3052TN

Karen Johnson Davidson County
Batch# 580000 DEEDWARR
02/26/2021 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $991.60
20210226-0024980

STATE OF ~~TENNESSEE~~ GEORGIA
COUNTY OF ~~DAVIDSON~~ WALTON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 268,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE

Notary Public

Commission Expiration:

CORA CASPER
Walton County
My Commission Expires
August 20, 2024

CORA CASPER
Walton County
My Commission Expires
August 20, 2024

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Progress Nashville, ,LLC 2116 Candlebrook Court Madison, TN 37115	Corporation Service Company **251 Little Falls Drive** Wilmington DE 19808	052 12 0A 016.00

WARRANTY DEED

FOR AND IN 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, WE, **Benjamin Nathan Moss**, HEREINAFTER REFERRED TO AS THE GRANTORS, 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:

Property known as 2116 Candlebrook Court Madison, TN 37115 County of Davidson to wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Candlewood, of record in Instrument No. 20030122-0009060, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Benjamin Nathan Moss, by deed from Ricky Earps, dated 04/30/2004 filed and recorded 05/12/2004 of record as Instrument No. 20040512-0054657, said Register's Office.

Tax Map and Parcel ID is as follows 052 12 0A 016.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 2116 Candlebrook Court, Madison, TN 37115

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 my hand this 5 day of January, 2021.

Benjamin Nathan Moss

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of January, 2021, before me personally appeared **Benjamin Nathan Moss**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 5th day of January, 2021.

Notary Public

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Commission Expiration:
4-17-2023

LTE File No.: 20-3052TN

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