Karen Johnson Davidson County
Batch# 620609 DEEDWARR
04/22/2021 10:50:45 AM 2 pgs
Fees: $18.00 Taxes: $1,243.20
20210422-0054024

WARRANTY DEED

Record and Return To:
Realty Title and Escrow Company, Inc.
6525 N. Quail Hollow Rd., Suite 115
Memphis, TN 38120
(901)260-4055
RT File No.: 11-MEM21-02666
TG: 9237387
MJ-SB-C-21-165

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $336,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-14-23

(AFFIX SEAL)

TRACY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires January 14, 2023

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Progress Nashville, LLC	NEW OWNER	
(NAME)	(NAME)	173-15-0A-069.00-CO
P.O. Box 4090		
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAUREN GRIFFEY, MARRIED, FKA LAUREN DUNCAN** hereinafter called the Grantor(s). has/have bargained and sold, and by these presents do/does transfer and convey unto **PROGRESS** Nashville, **LLC**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit: *, a Delaware Limited Liability Company

Land in Davidson County, Tennessee being Lot No. 69 on the final Plat of Mill Run Subdivision, Phase 1A (Cluster Lot Development), as shown by plat appearing of record in Instrument Number 20010608-0060668, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Lauren Duncan, unmarried by Warranty deed from The Craig Company, a Tennessee Corporation of record in Instrument No. 20040813-0098454 Register's Office for Davidson County, Tennessee, dated July 29, 2004 and recorded on August 13, 2004. Jeremy Griffey joins in to convey any marital interest in said property. Lauren Griffey covenants she is one and the same as Lauren Duncan.

This conveyance is subject to:

- Taxes for the year 2021.
- Matters shown on the Plan of record in Plat Book 11700, Page 27 and Plat at Instrument No. 20010608-0060668, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 11675, Page 472, and amended at Instrument No. 20000215-0015152, Instrument No. 20020701-0079016 and Instrument No. 20021121-0144876, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- By-Laws of record in Book 11675, Page 497, in the Register's Office for Davidson County, Tennessee.
- Charter of Nashville Mill Run Homeowners Association, Inc. of record in Instrument Number 19991207-0300674, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Instrument Number 20000217-0016180 and Instrument No. 20011219-0139981, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20010405-0033586, in the Register's Office for Davidson County, Tennessee.
- Landscape Agreement of record in Instrument Number 20010405-0033587, in the Register's Office for Davidson County, Tennessee.
- Easement for Conservation Greenway of record in Instrument Number 20011024-0116286, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20010405-0022586 and 20111117-0089838, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 3933, Page 359 and Book 10448, Page 188, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **165 Claybrook Lane, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 8th DAY OF MARCH, 2021.

Lauren Griffey

Jeremy Griffey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAUREN GRIFFEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of March, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEREMY GRIFFEY , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of March, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-23

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

RT FILE NO. 11-MEM21-02674
TG: 9237387