Send Tax Statements To:
Progress Nashville, LLC
PO Box 4090
Scottsdale, AZ 85261

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Progress Nashville, LLC
PO Box 4090
Scottsdale, AZ 85261

From Information Furnished By
The Parties

Map and Parcel 150 16 0A 135.00CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **ANTHONY L. DENNIS AND DANIELLE G DENNIS, HUSBAND AND WIFE**, has this day bargained and sold and does hereby transfer and convey unto, **PROGRESS NASHVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

> Lot 89, Section Four, Windhaven Shores, A Cluster Lot Subdivision, as shown on Instrument Number 20041222-0152517, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Anthony L. Dennis and Danielle G. Yilmaz, both unmarried, by Special Warranty Deed from SABR Mortgage Loan 2008-1 REO Subsidiary-1, LLC, dated July 26, 2010, appearing of record in Instrument Number 20100730-0059995, of the Register's Office of Davidson County, Tennessee.
>
> Anthony L. Dennis and Danielle G. Yilmaz, having since married. Danielle G. Yilmaz is now known as Danielle G. Dennis.
>
> This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Instrument Number 20030219-0021585; Subdivision restrictions, building lines and easements of record in Instrument Number 20041222-0152517; Storm Water Detention Agreement of record in Instrument Number 20030218-0020742; By-Laws of record in Instrument Number 20030219-0021586; Homeowners Association Charter of record in Instrument Number 20030228-0026797; Common Area Conveyance of record in Instrument Number 20060724-0088808 and re-recorded in Instrument Number 20061204-00148906; and to any and all matters shown on said plat and survey of record in Instrument Number 20041222-0152517; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **PROGRESS NASHVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2021 real property taxes which have been prorated between the parties and are assumed by the Grantee.

Karen Johnson Davidson County
Batch# 620610 DEEDWARR
04/22/2021 10:52:32 AM 2 pgs
Fees: $13.00 Taxes: $954.60
20210422-0054025

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 5th day of March, 2021.

Anthony L. Dennis

Danielle G Dennis

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Anthony L. Dennis and Danielle G Dennis**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 5th day of March, 2021.

MOLLY L SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 12/18/22

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$258,000.00**, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me, this 5th day of March, 2021.

NOTARY PUBLIC
My Commission Expires: 1/14/23

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

Please return to:
Realty Title & Escrow
6525 Quail Hollow.
Suite 115
Memphis, TN 38120
RT File No. 11-MEM21-02017
TG: 9095308