WARRANTY DEED **Record and Return To:** **Realty Title and Escrow Company, Inc.** **6525 N. Quail Hollow Road., Suite 115** **Memphis, TN 38120** **(901)260-4055** **RT File No.: 11-MEM21-02997** **TG: 9302863**	State of Tennessee County of **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2021 Notary Public **I. Dyke Tatum** MY COMMISSION EXPIRES: 5/3/2021 (AFFIX SEAL)

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Progress Nashville, LLC, a Delaware Limited Liability Company	Progress Nashville, LLC, a Delaware Limited Liability Company	174-11-0B-05500CO
(NAME)	(NAME)	
P.O. Box 4090	P.O. Box 4090	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, We, **Megan Lynn Beard and Kenneth Andrew Beard, wife and husband,** hereinafter called 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:

Land in Davidson County, Tennessee, being Lot No. 55 on the plan of FINAL PLAT OF THE GROVE AT CANE RIDGE, PHASE THREE, as shown by plat of record in Instrument No. 20131016-0108127, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Megan Lynn Brown, unmarried by Warranty Deed dated October 14, 2014 from Randall Clemons, Trustee for Benefit of Wilson Bank & Trust and Citizens Bank of Lafayette of record in Instrument No. 20141015-0095297, Register's Office for Davidson County, Tennessee.

Megan Lynn Beard is one and the same as Megan Lynn Brown

unimproved ☐

This is improved ☑ property, known as 6308 Eli Drive, Antioch, TN 37013
(House Number) (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 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.

Karen Johnson Davidson County
Batch# 629212 **DEEDWARR**
05/05/2021 11:35:04 AM 2 pgs
Fees: $13.00 Taxes: $1,246.90

20210505-0060234

Witness my/our hands this 26th day of April, 2021.

Megan Lynn Beard

Kenneth Andrew Beard

State of Tennessee
County of Davidson

On this 26th day of April, 2021, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Megan Lynn Beard and Kenneth Andrew Beard, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 26th day of April, 2021.

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 21-Progress

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN