Karen Johnson Davidson County
Batch# 636077 **DEEDWARR**
05/14/2021 09:45:12 AM 2 pgs
Fees: $13.00 Taxes: $1,047.10

20210514-0065175

PREPARED BY :
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

RETURN TO:
Realty Title & Escrow
6525 Quail Hollow, Ste 115
Memphis, TN 38120
File #-MEM21-03117

STATE OF TENNESSEE,
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH 13 DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MATTHEW J MCDONALD
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Exp... 16-2024

02-NSH21-01721

Address of New Owner:	Send Tax Bills to:	Tax Information:
Progress Nashville, LLC PO Box 4090 Scottsdale, AZ 85261	Progress Nashville, LLC PO Box 4090 Scottsdale, AZ 85261	150-14-0-A-064.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ronald Miller and Tara Miller**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Progress Nashville, LLC, a Delaware Limited Liability Company** hereinafter called the Grantees, their successors 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. 64, on the plan of the Final plat of Calumet, Phase Four, a planned unit development, as shown by plat of record in Book 9700, Page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Ronald Miller and Tara Miller by deed from Dolores Canavan, an unmarried person, dated March 18, 2005, recorded April 5, 2005, of record in Instrument No. 20050405-0037071, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 217 Shoemaker Ct., Antioch, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 10th day of May, 2021

Ronald Miller

Tara Miller

STATE OF TENNESSEE
COUNTY OF Williamson

On this 10 day of MaY, 2021, before me personally appeared Ronald Miller and Tara Miller, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public
My Commission Expires: 8/20/24

EMILY CROWDER
TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM