THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 650532 DEEDWARR
06/07/2021 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,243.20
20210607-0076007

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Progress Residential Homes, LLC P.O. Box 4090 Scottsdale, AZ 85261	Owner	173-11-0A-049-00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **I, Leigh A. Lillard, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Mile High Borrower 1 (Core), LLC, a Delaware Limited Liability Company,** hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 20, on the Plan of Section Two, Stanford Village, RS10, Cluster Development, of record in Plat at Instrument No. 20010226-0017614, 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 Leigh A. Lillard, an unmarried woman, by Warranty Deed from Charles O. West, IV, married, of record in Instrument No. 20170531-0054121, Register's Office for Davidson County, Tennessee, dated May 30, 2017 and recorded on May 31, 2017.

This property commonly known as 2076 Stanford Village Drive, Antioch, TN 37013.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its

successors 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 2nd **day of** ~~May~~ June, **2021**:

Leigh A. Lillard

Leigh A. Lillard

STATE OF Florida

COUNTY OF Clay

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Leigh A. Lillard,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 02 day of ~~May~~ June, 2021:

MIRLENE COLLIER
Notary Public - State of Florida
Commission # HH 081795
My Comm. Expires Jan 19, 2025
Bonded through National Notary Assn.

Mirlene Collier
Notary Public

My Commission Expires: 01/19/2025

✓ Physical Presence or
— Online Notarization
✓ Personally Known or
— Produced Identification
Type of Identification License

STATE OF ~~TENNESSEE~~ Florida

COUNTY OF Clay

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$336,000.00**:

Leigh A Lillard
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 02 DAY OF ~~May~~ June, 2021:

Mirlene Collier
Notary Public

My Commission Expires: 01/19/2025

MIRLENE COLLIER
Notary Public - State of Florida
Commission # HH 081795
My Comm. Expires Jan 19, 2025
Bonded through National Notary Assn.

✓ Physical Presence or
— Online Notarization
✓ Personally Known or
— Produced Identification
Type of Identification License

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