Karen Johnson Davidson County
Batch# 667244 DEEDWARR
06/29/2021 11:03:22 AM 2 pgs
Fees: $13.00 Taxes: $1,154.40

20210629-0087965

Record and Return to:
Realty Title & Escrow Company, Inc.
6525 N. Quail Hollow Rd. Suite 115
Memphis, TN 38120
901-260-4055
RT File No.: 11-MEM21-04817
TG: 600075

STATE OF TENNESSEE
COUNTY OF SHELBY

The actual consideration or value, whichever is greater, for this transfer is $312,000.00

Affiant

Subscribed and sworn to before me, this 28th day of June, 2021.

Notary Public

My commission expires:

MATTHEW J MCDONALD STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 06-16-2024

**THIS INSTRUMENT WAS PREPARED BY**
Signature Title Services, LLC
636 Grassmere Park
Nashville TN 37211

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Progress Nashville, LLC** | **Progress Nashville, LLC** | **135140A24000CO** |
| **P.O. Box 4090** | **P.O. Box 4090** | |
| **Scottsdale, AZ 85261**<br>**(480) 588-6121** | **Scottsdale, AZ 85261**<br>**(480) 588-6121** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**Aung Naing, a married man**

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. 240 on the Final Plat of Re-Subdivision of Lots 240 and 242, Pinnacle Point Subdivision, Phase Five, as of record in Instrument No. 20000-0012632, revision plat of record in Plat Book 8250, Page 842, as amended of record by Amendment to Final Plat in Book 11114, Page 958, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Aung Naing, a married man, by Warranty Deed of Hibret Hayle and Shiferaw Sileshi, husband and wife, on September 19, 2018, of record in Instrument No. 20180921-0093736, Register's Office for Davidson County, Tennessee.

Martha Khin Yee joins in the deed in order to convey any right, title, or interest she may have in the property by virtue of her marriage to Aung Naing.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Storm Water Detention Agreement of record in Book 10752, page 463, said Register's Office.

Deed of conveyance to the The Metropolitan Government of Nashville and Davidson County for water and/or sewer distribution system of record in Book 11201, page 757, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1513 Mount Mitchell 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 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 in 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.

Aung Naing Date: 6/23/21

Martha Khin Yee Date: 6/23/21

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Aung Naing and Martha Khin Yee, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23RD day of June 2021, _____.

NOTARY PUBLIC

My Commission Expires: 9/4/21

MARK B. LEEDOM
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON