Karen Johnson Davidson County
Batch# 688213 DEEDWARR
08/02/2021 09:36:22 AM 2 pgs
Fees: $13.00 Taxes: $1,254.30
20210802-0103308

Prepared By:
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11-MEM21-~~05435~~ / 9630473
05345

WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Woodson B Ramsey and wife, Robin L Ramsey ("Grantor"), has this day bargained and sold and by these presents does bargain, sell, transfer and convey unto Progress Nashville, LLC, a Delaware limited liability company ("Grantee") the following described property being situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Belle Arbor PUD Phase 2 (formerly known as Victory Village PUD) of record in Instrument No. 20161222-0134965 and corrected by Surveyor's Certificate of Correction of record in Instrument No. 20170110-0002925 Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Derivation Clause: Being the same property conveyed to the Grantors herein by warranty deed at Instrument No. 201712270131004. of record in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his heirs, successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate; Grantor has full power and lawful authority to sell and convey the same; the title thereto is free, clear and unencumbered except as to: (1) permitted encumbrances listed below; (2) zoning; (3) setback requirements and general utility, sewer, and drainage easements of record; (4) subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (5) applicable property taxes which are not yet due and payable; and Grantor will forever warrant and defend the same against the claims of all persons whomsoever.

Permitted Encumbrances: Subdivision restrictions at Instrument Nos. 2016122201344965, corrected at 201701100002925; easements at Instrument Nos. 20080513-0049052, 20100903-0070291, 20160128-0008211, 20160128-0008261, 20160127-0007948 and in Book 6281, Page 217, and Book 6181, 43; declaration of covenants, conditions and restrictions at Instrument Nos. 20100203-0008782, amended and corrected at 20160225-0018112, amended at 20200804-0085685, amended at 20171116-0117974, scrivener's affidavit at 20171122-0119839, amended at 20120303-0027665, amended at 20190708-0066428, amended at 20180105-0001817. amended at 20191112-0116482; greenbelt at Instrument Nos. 20140722-0065104, 20140722-0065105, and 20120213-0012668, all of record in the Register's Office of Davidson County, Tennessee.

The words Grantor and Grantee shall include the plural where appropriate and, along with pronouns used herein, shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective the 26th day of July, 2021.

Woodson B Ramsey

Robin L Ramsey

STATE OF Ohio

COUNTY OF Jackson

On this 26 day of July, 20 21, before me personally appeared Woodson B Ramsey and Robin L Ramsey, 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.

Lindsey Coyan
Notary Public

My Commission Expires: _____

LINDSEY COYAN
Notary Public
State of Ohio
My Comm. Expires
April 14, 2026

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

Property Address:
1904 Belle Arbor Dr
Nashville, TN 37207

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

Tax Parcel ID No.:
050 02 0A 042.00

Valuation Affidavit:
I hereby swear or affirm that to the best of my knowledge, information and belief, that the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $339,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 27th day of July, 2021.

Notary Public

My Commission Expires: _____

STEPHENIE BOOHER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 3-2-2024