en Johnson Davidson County
Batch# 703265 DEEDWARR
08/24/2021 10:09:30 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20210824-0114080

After Recording Return to: Realty Title & Escrow 6525 Quail Hollow, Suite 115 Memphis, TN 38120 (901) 260-4055 File No: 11-MEM21-05770 TG: 9686134	STATE OF TENNESSEE COUNTY OF SHELBY The actual consideration or value, whichever is greater, for this transfer is $285,000.00 Affiant Subscribed and sworn to before me, this 20th day of August, 2021. Notary Public My commission expires: 9-5-23 LISA C. POSEY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Progress Nashville, LLC	**Progress Nashville, LLC**	**05313011000**
P.O. Box 4090	**P.O. Box 4090**	
Scottsdale, AZ 85261 **(480) 588-6121**	**Scottsdale, AZ 85261** **(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,

Jose G. Gonzalez Mota and Cecilia Batres, husband and wife

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:

Being Lot Number 123, on the Plan of Kimbolton, Phase Two, of record in Plat Book 6900, Pages 792-794, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate ~~legal~~ description.

Being the same property conveyed to Jose G. Gonzalez Mota, by Special Warranty Deed from Secretary of Housing and Urban Development, dated July 10, 2015, of record in Instrument No. 20150714-0068567, in the Register's Office for Davidson County, Tennessee.

Cecilia Batres,
The said XXXX 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 Jose G. Gonzalez Mota.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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 404 Sorensen Way, Madison, TN 37115.

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.

_____ Date: 8/19/21
Jose G. Gonzalez Mota

_____ Date: 8/19/21
Cecilia Batres

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Jose G. Gonzalez Mota and Cecilia Batres, 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 19th day of August, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 10-21-2024

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER