Karen Johnson Davidson County
Batch# 731840 DEEDWARR
10/08/2021 10:28:19 AM 2 pgs
Fees: $13.00 Taxes: $1.110.00
20211008-0135461

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF October, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
6525 Quail Hollow Road, Suite 115
Memphis, TN 38120
11-MEM21-06176
TG: 9742685

TRACY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires
January 14, 2023

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	**135 14 0A 133.00**

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, **James Jones Jr., an unmarried man,** 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:

The land hereinafter referred to is situated in the City of Antioch, County of Davidson, State of TN, and is described as follows: Land in Davidson County, Tennessee, being Lot No. 133 on the Plan of Phase Three, Pinnacle Point Subdivision, of record in Book 6900, Pages 391-393, Register's Office for Davidson County, Tennessee.

Derivation Clause: Being the same property conveyed to Grantor herein by way of **Quit Claim Deed** of record at **Instrument No. 202006250069015** in the Register's Office of Davidson County, Tennessee;

This property is improved property known as: **512 Black Mountain Ct, Antioch, TN 37013**

Permitted Encumbrances: Subdivision restrictions, building lines and easements of record in Plat Book 6900, Pages 391, 392 & 393 and Boundary Plat Book 6900, Page 524; Declaration of Covenants, Conditions and Restrictions of record in Book 7C32, Page 733, amended in Book 7067, Page 739; Book 10097, Page 390; and at Instrument Nos. 200105040046047 and 200105040046048; Deed Restrictions of record in Book 7032, Page 730; Restrictive Covenants of record in Book 6405, Page 169; Easement(s) of record in Book 7097, Page 158; Book 11201, Page 733 and Book 11201, Page 757; Charter of Pinnacle Point Homeowners Association of record in Book 7058, Page 234 and Book 7032, Page 761; By-Laws of Pinnacle Point Homeowners Association, Inc. of record in Book 7032, Page 761; Stormwater Detention Agreement of record in Book 10752, Page 463; Certificate of Correction of record in Book 7065, Page 959; Assessments levied by Pinnacle Point Homeowners Association, Inc.; all in the Said Register's Office.

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 4 day of October, 2021

James Jones Jr.

STATE OF TN
COUNTY OF Shelby

Personally appeared before me, the undersigned Notary Public in and for said State and County, **James Jones Jr.**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4 day of October, 2021

Notary Public

My Commission Expires: _____ (SEAL)

