Karen Johnson Davidson County
Batch# 733636 DEEDWARR
10/11/2021 11:53:26 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20211011-0136348

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF SHELBY

The actual consideration or value, whichever is greater, for this transfer is $315,000.00

Record and Return to:
Realty Title and Escrow Company, Inc.
6525 N. Quail Hollow Rd., Suite 115
Memphis, TN 38120
901-260-4055
File NO: 11-MEM21-06421
TG: 9773570

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

Affiant

Subscribed and sworn to before me this 7th day of October, 2021.

Notary Public
My commission expires: _____

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Progress Nashville, LLC	~~Same~~ New Owner	151-01-0A-146-00
P.O. Box 4090		
Scottsdale, AZ 85261		

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Michael Newland and Hilary Newland, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Progress Nashville, LLC, a Delaware Limited Liability** Company, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 146 on the Plan of Chatham Pointe of record in Book 6900 Page 444 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael Newland and Hilary Newland, husband and wife, by deed from David E. Tomlin, an unmarried person, of record in Instrument No. 20150609-0054269, Register's Office for Davidson County, Tennessee, and dated June 9, 2015.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Chatham Pointe of record in Book 6900 Page 444 Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded in Book 7358 Page 656 and amended in Book 8867 Page 381, Book 7538 Page 792, Book 7599 Page 812 and Book 8679 Page 446 in the official records of the Davidson County Register of Deeds.

3. Charter of Chatham Pointe Homeowners Association of record in Book 7597 Page 977 Register's Office for Davidson County, Tennessee.

4. By-Laws of record in Book 7358 Page 656 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 3105 Kennebeck Place, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 6 day of October, 2021.

Michael Newland

Hilary Newland

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 6th day of October, 2021, before me personally appeared Michael Newland and Hilary Newland, 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's (or persons') free act and deed.

Witness my hand, at office, this 6th day of October, 2021.

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Signature
My commission expires: 2/12/23