WARRANTY DEED

Karen Johnson Davidson County
Batch# 739990 **DEEDWARR**
10/20/2021 10:19:52 AM 2 pgs
Fees: $13.00 Taxes: $1,174.75

20211020-0140655

TRACY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

My Commission Expires January 14, 2023

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 day October 2021 .

Notary Public

MY COMMISSION EXPIRES: 1-14-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Progress Nashville, LLC	Progress Nashville, LLC	182-06-0A-148.00-CO
(NAME) PO Box 4090	(NAME) PO Box 4090	
(ADDRESS) Scottsdale, AZ 85261	(ADDRESS) Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Daniel S. Eidem and wife Amy E Eidem**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Progress Nashville, LLC, a Delaware Limited Liability Company,** hereinafter called the GRANTEE(S), his/her/their 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. 145, on the FINAL PLAT, OLD HICKORY HILLS, PHASE TWO - SECTION TWO, of record in Instrument No. 20040122-0008453, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Daniel S. Eidem and wife, Amy E. Eidem by Warranty Deed dated 07/01/2004 from Greenvale Construction, a Limited Liability Company of record in Instrument 200407200086782, Register's Office for Davidson County, Tennessee.

This conveyance subject to All matters as set forth per plat of record in Instrument 200401220008453, Declaration of Covenants, Conditions and Restrictions of record in Instrument 200201160006750, as amended ofrecord in Instrument 201011160091730, as amended of record in Instrument 201512290130686, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument200010300107214, Stormwater Detention Agreement of record in Instrument 200103060021333, 200302260025749, Easement to United Telephone of record in Instrument 200201230009339, Charter of Old Hickory Hills Homeowners Association of record in Instrument 200201230009417 and Instrument200812190121385, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 8028 Maggie Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; 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 GRANTEE(S), his/her/their 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.

Effective the 8 Day October 2021.

Daniel S. Eidem by Amy E. Eidem Attorney in Fact

Amy E. Eidem

State of Tennessee
County of Rutherford

On this 8th day of October, 2021, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Amy E. Eidem, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Daniel S. Eidem, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Book /////, Page /////, Register's Office of Davidson County, Tennessee.
* by Instrument No. _____

Witness my hand and Official seal this 8th day of October, 2021.

Notary Public:
My Commission Expires: 1-19-2025

ROBYN DUBRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy E. Eidem, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of October, 2021.

Notary Public:
My Commission Expires: 1-19-2025

ROBYN DUBRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

RETURN TO:
Realty Title and Escrow Company, Inc.
6525 N Quail Hollow Rd, Suite 115

Memphis, TN 38120

(901)260-4055

File No.: 11-MEM21-06644

TG:9802831