Karen Johnson Davidson County
Batch# 211209 DEEDWARRSP
03/28/2019 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20190328-0028092

"PREPARED SOLEY FROM THE INFORMATION PROVIDED BY AND THE DIRECTION OF THE PARTIES TO THIS TRANSACTION."

32383

MAP 102-08-0
PARCEL 064.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

Subscribed and sworn to before me this the 28th day of March, 2019.

My Commission Expires: 12/15/21

Notary Public

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12-15-2021
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY:
ORTALE KELLEY LAW FIRM
330 Commerce Street, Ste. 110 Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:
SPERO PROPERTIES, LLC
6030 Neighborly Avenue
Nashville, TN 37209

SEND TAX BILLS TO:
Spero Properties, LLC
379 Jones Pkwy.
Brentwood, TN 37027

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **SCA 33 PROPERTIES, LLC, a Tennessee limited liability company**, hereinafter called the **"Grantor(s)"**, has bargained and sold, and by these presents does transfer and convey unto **SPERO PROPERTIES, LLC, a Tennessee limited liability company**, hereinafter called the **"Grantee(s)"**, its successors and assigns, all of Grantor's right, title and interest in and to certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Lot No. 92 on the Plat of Horton Heights, Section V, as of record in Plat Book 1835, Page 130, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all the same property conveyed to SCA 33 PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Deed from DONNA DARNELL, AN UNMARRIED PERSON, of record in Instrument No. 20140404-0028314, Register's Office for Davidson County, Tennessee.

INFORMATIONAL PURPOSES ONLY: 6612 Wilhugh Place, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

GRANTOR does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

GRANTOR does further covenant and bind itself, its successors and assigns, to warrant specifically and forever defend the title to the Property to Grantee, his/hers/their heirs and/or assigns, against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to all taxes and assessments for the year 2019 and subsequent years, not yet due and payable, and all easements, rights of way for public utilities restrictive covenants and conditions and other matters of record, as well as all applicable zoning and building regulations.

IN WITNESS WHEREOF, the Grantors has caused its name to be affixed hereto, by its duly authorized officer, on this 26th day of March, 2019.

SCA 33 PROPERTIES, LLC,
a Tennessee limited liability company

By: _____ 3/26/19
Stephen C. Asbury, Sole Member

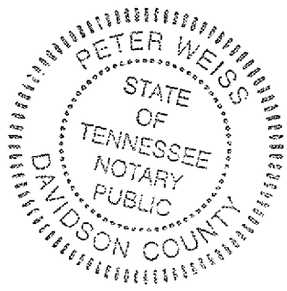
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **STEPHEN C. ASBURY,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon his oath, acknowledge himself to be the SOLE MEMBER of **SCA 33 PROPERTIES, LLC, a Tennessee limited liability company** the within named bargainor, and that he as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself, as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 26th. day of March, 2019.

My Commission Expires: 5/2/22

_____
Notary Public



True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY