WARRANTY DEED

Karen Johnson Davidson County
Batch# 276942 DEEDWARR
08/27/2019 01:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20190827-0086370

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MATTHEW PHELAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK191064TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
SPH Property Two, LLC, a Delaware limited liability Company	SPH Property Two, LLC, a Delaware limited liability Company	
(NAME)	(NAME)	
4343 N. Scottsdale Road Scottsdale, AZ 85251	1301 2nd Ave., Floor 31 Seattle, WA 98101	073-08-0-014.00

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Twenty-Five Thousand And No/100 Dollars ($325,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LLOYD ADDISON ELLIS, JR. AND FRANCES BROWN ELLIS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SPH PROPERTY TWO 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:

Land situated in Davidson County, Tennessee and being more particularly described as follows:

Being Lot No. 277 on the Plan of Sunset View, Section 4, Addition 1, as of record in Book 2854, Page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 277 fronts 120 feet on the Westerly side of McGavock Pike and extends back between parallel lines 320 feet to a dead line.

Being the same property conveyed to Lloyd Addison Ellis, Jr. and Frances Brown Ellis, husband and wife by Warranty deed from Carol Dodson, Dennis Dodson and Yvonne Dodson DeMoss, Devisees of the Last Will and Testament of James Dodson of record in Instrument No. 20170123-0007295 Register's Office for Davidson County, Tennessee, dated 01/18/2017 and recorded on 01/23/2017.

unimproved ☐
This is improved ☒ property, known as 2907 McGavock Pike, Nashville, TN 37214
(House No.) (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 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 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 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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

SUBJECT ONLY TO the permitted exceptions identified on the Title Insurance Policy procured by Grantee in connection with this transaction.

Witness Lloyd Addison Ellis, Jr. and Frances Brown Ellis, husband and wife this 27th day of August, 2019.

Lloyd Addison Ellis Jr by MKLudden, Attorney-in-Fact
Lloyd Addison Ellis, Jr. by Maryann Ellis Ludden, Attorney-in-Fact

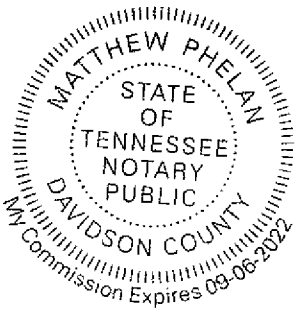
Frances Brown Ellis by MKLudden, Attorney-in-Fact
Frances Brown Ellis by Maryann Ellis Ludden, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Maryann Ellis Ludden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Lloyd Addison Ellis, Jr. and Frances Brown Ellis and that she is authorized by Lloyd Addison Ellis, Jr. and Frances Brown Ellisto execute this instrument on their behalf.

WITNESS my hand, at office, this 27th day of August, 2019.
Commission Expires: _____

Notary Public



True Copy Certification

I, Matthew Phelan, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Thomas Vorholt, a notary public for this county and state, Matthew Phelan who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 8-4-20

Notary Seal

