WARRANTY DEED

Karen Johnson Davidson County
Batch# 284314 DEEDWARR
09/11/2019 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $769.60
20190911-0091958

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF SEPTEMBER, 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.: ARK191125TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
SPH Property Two LLC, a Delaware Limited Liabilty Company	SPH Property Two LLC, a Delaware Limited Liabilty Company	
(NAME)	(NAME)	
4343 N. Scottsdale Road Scottsdale, AZ 85251	1301 2nd Ave., Floor 31 Seattle, WA 98101	150-07-0-081.00

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Eight Thousand And No/100 Dollars ($208,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TABETHA J. WRIGHT, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SPH PROPERTY TWO LLC, A DELAWARE LIMITED LIABILTY 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:

Being Lot No. 131 on the Plan of Section Four-A, The Country of record in Plat Book 5200, Page(s) 138 and 139, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 131 bearing a corner Lot fronts 75 feet on the Northwesterly margin of Country Way Road and fronts 78 feet on the Northeasterly margin of Country Ridge Drive, said frontages being joined by a curve measuring 39.27 feet; said Northeasterly line of Lot No. 131 extends back 95.69 feet where it intersects the Northwesterly line which measures 111.42 feet thereon.

Being the same property conveyed to Tabetha J. Wright by Warranty deed from Judith Ann Jones, unmarried of record in Instrument No. 20061017-0128927 Register's Office for Davidson County, Tennessee, dated October 13, 2006 and recorded on October 17, 2006.Tabetha J. Wright having since married Amet Gill, who has never used the property as his principal or marital residence.

unimproved ☐
This is improved ☒ property, known as 3300 Country Ridge Drive, Antioch, TN 37013
(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 Tabetha J. Wright this 11th day of September, 2019.

Tabetha J. Wright

STATE OF TENNESSEE
COUNTY OF Davidson

On this 11th day of September, 2019, before me personally appeared Tabetha J. Wright to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 11th day of September, 2019.

Commission Expires: _____

Notary Public

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

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 II, 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

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY