Karen Johnson Davidson County
Batch# 295911 DEEDWARR
10/04/2019 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,857.03
20191004-0101463

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $501,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF OCTOBER, 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.: ARK191144TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
SPH Property One LLC, a Delaware Limited Liability Company	SPH Property One LLC, a Delaware Limited Liability Company	
(NAME)	(NAME)	
4343 N. Scottsdale Road Scottsdale, AZ 85251	1301 2nd Ave., Floor 31 Seattle, WA 98101	172-13-0A-004.00-CO

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred One Thousand Nine Hundred And No/100 Dollars ($501,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JENNIFER D. PITTS AND JAMES D. PITTS, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SPH PROPERTY ONE 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 in Davidson County, Tennessee, being Lot No. 18 on the Plan of Section One, Williams Grove, of record in Plat Book 9700, pages 580, 581 and 582, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer D. Pitts and James D. Pitts, wife and husband by Warranty deed from Edith Williamson, a widow of record in Instrument No. 20120103-0000218 Register's Office for Davidson County, Tennessee, dated 12/30/2011 and recorded on 01/03/2012.

unimproved ☐
This is improved ☒ property, known as 6224 Williams Grove Drive, Brentwood, TN 37027
(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 Jennifer D. Pitts this 3rd day of October, 2019.

Jennifer D. Pitts

James D. Pitts, by Jennifer D. Pitts, Attorney-in-fact

STATE OF Tennessee

COUNTY OF Davidson

I, Matthew Phelan, a Notary Public for the State and County above listed, do hereby certify that Jennifer D. Pitts personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 3rd of October, 2019.

Notary Public

My Commission Expires:

(SEAL)

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

STATE OF Tennessee

COUNTY OF Davidson

I, Matthew Phelan, a Notary Public for Davidson County and the aforesaid State, do hereby certify that Jennifer D. Pitts, attorney-in-fact for James D. Pitts, personally appeared before me this day, and being by me duly sworn, says that he/she executed the foregoing and annexed instrument for and on behalf of the said James D. Pitts and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds in the County of Williamson, State of Tennessee in Book _____ at page _____, and that this instrument was executed under and by virtue of the authority given by said instrument granting him/her power of attorney. I do further certify that the said Jennifer D. Pitts acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and on behalf of the said James D. Pitts and on his/her own behalf.

Witness my hand and official seal, this the 3rd of October 2019.

Notary Public

My Commission Expires:

(SEAL)

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, 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

