Karen Johnson Davidson County
Batch# 296249 DEEDWARR
10/04/2019 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,076.70
20191004-0101968

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $291,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH 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.: ARK191239TN

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	120-09-0-037.00

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Ninety-One Thousand And No/100 Dollars ($291,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CHRISTOPHER B. CROOK, AN UNMARRIED MAN**, 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. 5A6 on the Plan of Glengarry Park Section Five-A of record in Plat Book 3300, Page 58, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Northerly margin of Glenpark Drive, at the corner of Lots 5A5 and 5A6; thence with the line between said lots Northwesterly 165.2 feet, more or less, to a point at the corner of the property conveyed to Metropolitan Government of Nashville and Davidson County; for the construction of a controlled access highway known as Briley Parkway, shown in the deed in Book 3545, Page 537; thence along the margin of said controlled access highway; Southwesterly 13 feet more or less to a point; thence Southeasterly 20 feet more or less to a point; thence Southwesterly 70 feet more or less to a point in the line between Lots 5A6 and 5A7; thence with the line between said lots Southeasterly 143.4 feet more or less to the Northwesterly margin of Glenpark Drive; thence with the margin of the same, Northeasterly 80 feet to the point of beginning.

Being the same property conveyed to Christopher B. Crook, unmarried by Warranty deed from George Brandt, a married man and Eric Sox, a married man of record in Instrument No. 20170531-0053764 Register's Office for Davidson County, Tennessee, dated May 26, 2017 and recorded on May 31, 2017.

unimproved ☐
This is improved ☒ property, known as 511 Glenpark Drive, Nashville, TN 37217
(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 Christopher B. Crook, an unmarried man this 4th day of October, 2019.

Christopher B. Crook

Christopher B. Crook

STATE OF TENNESSEE
COUNTY OF Davidson

On this 4th day of October, 2019, before me personally appeared Christopher B. Crook, an unmarried man 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 4th day of October, 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

