Karen Johnson Davidson County
Batch# 299053 DEEDWARR
10/10/2019 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $858.40
20191010-0104010

WARRANTY DEED

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF HARRIS

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00.

Angela S. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~10TH~~ 9th DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 08/10/2022

(AFFIX SEAL)

MARIANNE LEE
Notary Public
STATE OF TEXAS
My Comm. Exp. 08-10-22
Notary ID # 12987909-6

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

File No.: ARK191288TN

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	164-10-0A-013.00-CO

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Thirty-Two Thousand And No/100 Dollars ($232,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ANGELA S. JOHNSON, A SINGLE WOMAN**, 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:

Land situated in Davidson County, Tennessee, and being more particularly described as follows: Being Lot No. 13 of Village One Summerfield of record in Instrument Number 200002110014170, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Angela S. Johnson by Warranty deed from KBRG of Nashville, LLC of record in Instrument No. 20031008-0149400 Register's Office for Davidson County, Tennessee, dated 09/25/2003 and recorded on 10/08/2003. (Value of consideration shown in aforementioned deed $134,031.00.) Being also known as 112 Rock Glen Court Antioch, Tennessee 37013.

unimproved ☐
This is improved ☒ property, known as 112 Rock Glen Court, 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 Angela S. Johnson, a single woman this 9th day of October, 2019.

Angela S. Johnson

STATE OF Texas
COUNTY OF Harris

On this 9th day of October, 2019, before me personally appeared Angela S. Johnson, a single woman 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~~ Harris County, ~~Tennessee~~ Texas this 9th day of October, 2019.

Commission Expires: 08/10/2022

Notary Public

MARIANNE LEE
Notary Public
STATE OF TEXAS
My Comm. Exp. 08-10-22
Notary ID # 12987909-6

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 VorHoltII, 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