WARRANTY DEED

Karen Johnson Davidson County
Batch# 304143 DEEDWARR
10/22/2019 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $747.40
20191022-0108198

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND 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.: ARK191408TN

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	162-09-OD-012.00-CO

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Two Thousand And No/100 Dollars ($202,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DAVID ARMBRUSTER, A MARRIED MAN**, 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 in Davidson County, Tennessee, being Unit 12, Pinecrest Townhomes, as shown in Exhibit A-2 of Declaration of Covenants, Conditions and Restrictions Establishing the Pinecrest Townhomes a Planned Unit Development recorded at Instrument No. 20081230-0123641 and amended at Instrument No. 20120328-0026504, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to David Armbruster by Special Warranty deed from J.D. Eatherly, married of record in Instrument No. 20150514-0044384 Register's Office for Davidson County, Tennessee, dated May 06, 2015 and recorded on May 14, 2015. David Armbruster having since married Carolyn Sue Armbruster who has never used the property as her principal or marital residence

unimproved ☐
This is improved ☒ property, known as 2023 Pinecrest Drive, Nashville, TN 37211
(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 David Armbruster, a married man this 18 day of October, 2019.

David Armbruster

STATE OF OHIO
COUNTY OF ~~CUYAHOGA~~

On this 18 day of October, 2019, before me personally appeared David Armbruster, a married 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~~ Cuyahoga County, ~~Tennessee~~ OHIO this 18 day of October, 2019.

Commission Expires: 12/25/22

Notary Public

MICHELE CASTO
NOTARY PUBLIC • STATE OF OHIO
My commission expires Dec. 25, 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

