Karen Johnson Davidson County
Batch# 305847 DEEDWARR
10/24/2019 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $775.52
20191024-0109199

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,600.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MATTHEW PHELAN NOTARY PUBLIC STATE OF TENNESSEE 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.: ARK191441TN

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	126-13-0A-323.00-CO

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Nine Thousand Six Hundred And No/100 Dollars ($209,600.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ANGELA MARIE PITTS, AN UNMARRIED WOMAN**, 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:

Lying and being in Davidson County, State of Tennessee, and being more Particularly described as follows: being apartment Unit No. 323 of Westfield condominiums created under title 66, section 27-101, et seq. As Amended. Tennessee code annotated; and as established by a master deed of record in book 6678, page 771, and amended in book 6736. Page 110. And Further amended in book 6801, page 962, Book 6831, page 982, And in book 7271, Page 256, in the Register's Office for Davidson County Tennessee. Together with the undivided percentage interest in the common elements Appurtenant to said unit as set forth in Exhibit "C" of said master deed. Reference is hereby made to the plat of Westfield Condominiums set Forth as Exhibit "D" of said amendment to the master deed of record in Book 6831, Page 982, in said Register's Office, For a more complete identification and description of said unit.

Being the same property conveyed to Angela Marie Pitts, unmarried by Warranty deed from David Lisowski, unmarried of record in Instrument No. 20131203-0123163 Register's Office for Davidson County, Tennessee, dated November 25, 2013 and recorded on December 03, 2013.

unimproved ☐
This is improved ☒ property, known as 323 Westfield Drive, Nashville, TN 37221
(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 Marie Pitts, an unmarried woman this 24th day of October, 2019.

Angela Marie Pitts

STATE OF TENNESSEE
COUNTY OF Davidson

On this 24th day of October, 2019, before me personally appeared Angela Marie Pitts, an unmarried 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 County, Tennessee this 24th 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 8-6-20

Notary Seal

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY