Karen Johnson Davidson County
Batch# 306127 DEEDWARR
10/25/2019 09:58:30 AM 5 pgs
Fees: $28.00 Taxes: $1,010.10
20191025-0109580

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH 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.: ARK191389TN

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	093-06-0A-022.00-CO

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Seventy-Three Thousand And No/100 Dollars ($273,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOSE V. LEVELL AND SPOUSE, TERESA B. LEVELL AND TRAVIS LEVELL, 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:

A Certain Condominium Apartment in the First Civil District of Nashville, Davidson County, Tennessee, Known as Unit No. 308 of the Horizontal Property Regime of Encore, A Residential Condominium Pursuant to Master Deed for Encore, A Residential Condominium of record as Instrument No. 20080225-0018429 as amended in Instrument No. 20151203-0122000; and Master Deed for Encore, A Master Condominium of Record as Instrument No. 20080225-0018425, Amended at Instrument Nos, 2011104-0086473 and 20111215-0097929, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description property.

Being the same property conveyed to Travis Levell, an unmarried man, and Jose V. Levell and Teresa B. Levell, husband and wife by Warranty deed from Shawn R. Baker, unmarried of record in Instrument No. 20160407-0033352 Register's Office for Davidson County, Tennessee, dated April 05, 2016 and recorded on April 07, 2016.

unimproved ☐
This is improved ☒ property, known as 301 Demonbreun Street Unit 308, Nashville, TN 37201
(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 ~~Jose W. Levell and spouse, Teresa B. Levell and~~ Travis Levell, an unmarried man this 15th day of October, 2019.

Travis Levell

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of October, 2019, before me personally appeared Travis Levell, 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 15th day of October, 2019.

Commission Expires:

Notary Public



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 Jose V. Levell and spouse, Teresa B. Levell this 17 day of OCTOBER, 2019.

Jose V. Levell

Teresa B. Levell

STATE OF California
COUNTY OF Santa Clara

On this 17 day of October, 2019, before me personally appeared Jose V. Levell and spouse, Teresa B. Levell and Travis Levell, 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 Santa Clara County, CA this 17 day of October, 2019

Commission Expires: 10/15/23

Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Santa Clara)

On 17 October 2019 before me, Rigoberto Perez, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Jose V. Levell and Teresa B. Levell,
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

RIGOBERTO PEREZ
Notary Public - California
Santa Clara County
Commission # 2306515
My Comm. Expires Oct 15, 2023

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed Document Date: 10/17/19
Number of Pages: 3 Signer(s) Other Than Named Above: -

Capacity(ies) Claimed by Signer(s)

Signer's Name: Same as above	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:

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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

