Karen Johnson Davidson County
Batch# 309470 DEEDWARRSP
11/01/2019 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,246.53
20191101-0112406

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $336,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 4-17-2023
(AFFIX SEAL)

# SPECIAL WARRANTY DEED

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

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

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Tori Gilliard, an unmarried woman<br>8205 Canoe Court<br>Nashville, TN 37221 | Tori Gilliard, an unmarried woman<br>8205 Canoe Court<br>Nashville, TN 37221 | 126-15-0A-247.00 |

For and in consideration of the sum of Three Hundred Thirty-Six Thousand Nine Hundred And No/100 Dollars ($336,900.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, SPH Property Two LLC, a Delaware Limited Liability Company, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Tori Gilliard, an unmarried woman, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. 225 as shown on the map entitled Plan of Boone Trace at Biltmore, Section Five, of record in Instrument Number 20000622-0062086, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SPH Property Two LLC, a Delaware limited liability company from Matthew R. Night and Rachel S. Night, husband and wife by Warranty deed of record in Instrument No. 20190904-0089434 Register's Office for Davidson County, Tennessee, dated September 2, 2019 and recorded on September 4, 2019.

This conveyance is SUBJECT TO all current taxes and assessments, reservations in patents, easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities and other matters as may appear of record; all matters that would be disclosed by an accurate ALTA/ACSM survey or physical inspection of the Property; and the applicable zoning and use regulations of any municipality, county, state or the United States affecting the Property.

This is unimproved ☐ improved ☒ 8205 Canoe Court, Nashville, TN 37221

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this 8 day of OCTOBER, 2019.

SPH Property Two LLC, a Delaware Limited Liability Company

By: [signature]
Name: Sherry Smith
Its: Authorized Signatory

State of Georgia
County of DeKalb

I, Carol Mahoney, a Notary Public for the said County and State, do hereby certify that Sherry Smith personally appeared before me this day and acknowledged that (s)he is the authorized signor of SPH Property Two LLC, a Delaware Limited Liability Company, and that by authority duly given and as the act of such entity, (s)he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and official seal, this the 8 day of October, 2019.

[signature]
Notary Public

Carol Mahoney
Notary's Printed or Typed Name

My Commission Expires:

June 27, 2023

CAROL MAHONEY
Notary Public, Georgia
Cobb County
My Commission Expires
June 27, 2023

# True Copy Certification

I, **Shelly Walling**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

**Shelly Walling**

State of **Tennessee**
County of **Davidson**

Personally appeared before me, Chasity Petty**,** a notary public for this county and state, **Shelly Walling,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

**Chasity Petty**

My Commission Expires: 9/20/2021




SEAL