Karen Johnson Davidson County
Batch# 314605 DEEDWARRSP
11/12/2019 01:57:30 PM 2 pgs
Fees: $13.00 Taxes: $965.33
20191112-0116542

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,900.00.

Steven Merritt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER, 2019.

P. Chris Crowley
Notary Public

MY COMMISSION EXPIRES: 02/10/2021
(AFFIX SEAL)

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE

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)
Steven Merritt and Joy Javier 1321 Rainglen Cove Antioch, TN 37013	Veterans United Home Loans 3212A Lemone Industrial Blvd Columbia, MO 65201	175-06-0A-127.00-CO

For and in consideration of the sum of Two Hundred Sixty Thousand Nine Hundred And No/100 Dollars ($260,900.00), 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 One LLC, a Delaware Limited Liabilty Company, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Steven Merritt and Joy Javier, 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, being Lot No. 83 (Eighty Three) on the Plan of Final Plat Phase One, Section Two, The Preserve at Old Hickory, "Cluster Lot Subdivision" of record in Plat at Instrument No. 20061031-0135248, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to SPH Property One LLC, a Delaware limited liability company by Warranty deed from Charles Ryan Pytlewski, an unmarried man of record in Instrument No. 20190913-0093185 Register's Office for Davidson County, Tennessee, dated September 13, 2019 and recorded on September 13, 2019.

Being the same property conveyed to Charles Ryan Pytlewski, an unmarried man by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20111021-0082090 Register's Office for Davidson County, Tennessee, dated October 13, 2011 and recorded on October 21, 2011.

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 ☒ 1321 Rainglen Cove, Antioch, TN 37013

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 11 day of November, 2019.

SPH Property One LLC, a Delaware Limited Liabilty Company

By: _____
Name: Shneka Smith
Its: Authorized Signatory

State of Georgia
County of DeKalb

I, Katrina Harlan, a Notary Public for the said County and State, do hereby certify that Shneka Smith personally appeared before me this day and acknowledged that (s)he is the authorized signor of SPH Property One LLC, a Delaware Limited Liabilty 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 11 day of November, 2019.

_____ Notary Public

Katrina Harlan
Notary's Printed or Typed Name

My Commission Expires:
6/20/2023

KATRINA D HARLAN
NOTARY PUBLIC
BARROW COUNTY, GA
MY COMMISSION EXPIRES
JUNE 20 2023

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ernest D. Bennett III
Signature

State of Tennessee)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

Notary Signature

My Commission Expires: September 7, 2020