WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

MATTHEW PHELAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-06-2022

Karen Johnson Davidson County
Batch# 316502 DEEDWARR
11/18/2019 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,371.96
20191118-0118252

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

File No.: ARK191447TN

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	172-03-0B-041.00-CO

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Seventy Thousand Eight Hundred And No/100 Dollars ($370,800.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KYLE DETWIELER AND DONNA DETWIELER, HUSBAND AND WIFE**, 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 2nd Civil District of Davidson County, Tennessee, being Lot No. 41 on the Plan of Woodlands, Phase 2, a Planned Unit Development of record in Plat Book 6900, Page 635, 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 Kyle Detwieler and Donna Detwieler, husband and wife by Warranty deed from Daniel King, Jr and wife, Thenia M. King of record in Instrument No. 20150805-0077833 Register's Office for Davidson County, Tennessee, dated July 31, 2015 and recorded on August 05, 2015. (Value of consideration shown in aforementioned deed $290,000.00.) Being also known as 628 Magnolia Lane Nashville, Tennessee 37211.

unimproved ☐
This is improved ☒ property, known as 628 Magnolia Lane, 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 Kyle Detwieler and Donna Detwieler, husband and wife this 14 day of November, 2019.

Kyle Detwieler

Donna R Detwieler

Donna Detwieler

STATE OF New Jersey
COUNTY OF Bergen

On this 14 day of November, 2019, before me personally appeared Kyle Detwieler and Donna Detwieler, husband and wife 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~~ Bergen County, ~~Tennessee~~ New Jersey this 14 day of November, 2019.

Commission Expires: Feb 12, 2024

Notary Public

JONATHAN J VILLAMZIAR
STATE OF NJ NOTARY PUBLIC
COMM. NO: 50098727
COMMISSION EXPIRES: FEB 12, 2024

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

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY