Karen Johnson Davidson County
Batch# 320268 DEEDWARR
11/26/2019 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $633.81
20191126-0122356

| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF Davidson<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,300.00.<br><br>Affiant<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF NOVEMBER, 2019.<br><br>Notary Public<br><br>MY COMMISSION EXPIRES: _____<br>(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.: ARK191612TN

| 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<br>Scottsdale, AZ 85251 | 1301 2nd Ave., Floor 31<br>Seattle, WA 98101 | 107-14-0A-006.00-CO |

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Seventy-One Thousand Three Hundred And No/100 Dollars ($171,300.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RICHARD C. EMRICH,, JR., AN UNMARRIED MAN**, 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 6 of the Copperfield Terrace Condominiums, a Horizontal Property Regime, created under Title 66, Sections 27-101, et. seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Copperfield Terrace Condominiums, of record in Book 6326, Page 790, Register' s Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6326, Page 828, said Register' s Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Copperfield Terrace Condominiums, of record in Book 6250, Page 50, said Register' s Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Richard C. Emrich, Jr. by Warranty Deed in Lieu of Foreclosure deed from Dale Bunnell, a single man of record in Instrument No. 20190802-0076538 Register's Office for Davidson County, Tennessee, dated August 01, 2019 and recorded on August 02, 2019.

Being the same property conveyed to Dale Bunnell, a single man by Warranty deed from Richard C. Emrich, Jr., a single man of record in Instrument No. 20160715-0072670 Register's Office for Davidson County, Tennessee, dated July 14, 2016 and recorded on July 15, 2016.

Being the same property conveyed to Richard C. Emrich, Jr., an unmarried man by Warranty deed from Jennifer Neal Moore, a married woman of record in Instrument No. 20160629-0066284 Register's Office for Davidson County, Tennessee, dated June 28, 2016 and recorded on June 29, 2016.

unimproved ☐
This is improved ☒ property, known as 1324 Massman Drive, Nashville, TN 37217
(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 Richard C. Emrich,, Jr., an unmarried man this 25TH day of NOVEMBER, 2019

Richard C. Emrich,, Jr.

STATE OF Virginia
COUNTY OF Fairfax

On this 25th day of November, 2019 before me personally appeared Richard C. Emrich,, Jr., 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~~ Fairfax County, Virginia this 25th day of November, 2019.

Commission Expires: 08-31-2021

Notary Public

STEVEN SCHINDELHOLZ
Notary Public 364902
Commonwealth of Virginia
My Commission Expires 08/31/2021

## 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

