Karen Johnson Davidson County
Batch# 327126 DEEDWARRSP
12/09/2019 01:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,398.23
20191209-0126851

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $377,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 03/05/25
(AFFIX SEAL)

BETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)
Bradley Mark Midgett and Meghan Elizabeth Midgett, husband and wife 9424 Kaplan Avenue Brentwood, TN 37027	Bradley Mark Midgett and Meghan Elizabeth Midgett, husband and wife 9424 Kaplan Avenue Brentwood, TN 37027	Tax Map: Parcel ID: 181-07-0A-062.00-CO

For and in consideration of the sum of Three Hundred Seventy-Seven Thousand Nine Hundred And No/100 Dollars ($377,900.00), 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 Bradley Mark Midgett and Meghan Elizabeth Midgett, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Williamson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Final Plat, Autumn View, formerly Brinkley Property Subdivision, Phase One of record in Plat at Instrument No. 20171117-0118274, 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 Two LLC, a Delaware limited liability company by Warranty deed from Dehai Tian and wife Guizhen Wang of record in Instrument No. 2019100-201100679 Register's Office for Davidson County, Tennessee, dated October 1, 2019 and recorded on October 2, 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 ☒ 9424 Kaplan Avenue, Brentwood, TN 37027

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 5 day of December, 2019.

SPH Property Two LLC, a Delaware Limited Liability Company

By: Katrina Harlan
Name:
Its: Authorized Signatory

State of Georgia
County of Fulton

I, Carol Mahoney, a Notary Public for the said County and State, do hereby certify that Katrina Harlan personally appeared before me this day and acknowledged that (s)he is the Authorized Signatory 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 5 day of December, 2019.

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, Seth Dearinger, 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.

Signature

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: 11/03/2020

