

SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 328106 DEEDWARRSP
12/11/2019 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20191211-0127757

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 4/18/21
(AFFIX SEAL)

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)
Brittani Leigh Godbout 2541 Janalyn Trace Hermitage, TN 37076	Brittani Leigh Godbout 2541 Janalyn Trace Hermitage, TN 37076	109-04-OA-079.00-CO

For and in consideration of the sum of Three Hundred Forty-Nine Thousand Nine Hundred And No/100 Dollars ($349,900.00), 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 Liability Company, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Brittani Leigh Godbout, 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. 41 on the Plan of First Revision Final Plat Cluster Lot Subdivision Towering Oaks, Phase Two of record in Plat at Instrument No. 20120927-0088095, 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 Special Warranty deed from James Harding and Nicole Harding, husband and wife of record in Instrument No. 20191018-0107002 Register's Office for Davidson County, Tennessee, dated October 18, 2019 and recorded on October 18, 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 ☒ 2541 Janalyn Trace, Hermitage, TN 37076

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 9 day of Dec, 2019.

SPH Property One LLC, a Delaware Limited Liability Company

By: _____
Name: Shrieka 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 Shrieka Smith personally appeared before me this day and acknowledged that (s)he is the Authorized Signatory of SPH Property One 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 9 day of Dec, 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

True Copy Certification

I, Danielle Crane, 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.

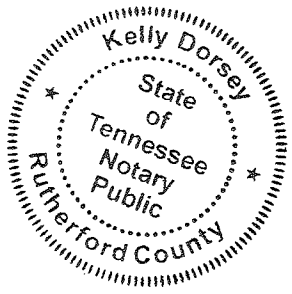
Danielle Crane
Signature

State of TENNESSEE
County of RUTHERFORD

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

Kelly Dorsey
Notary's Signature

My Commission Expires: 4-18-21



Notary' Seal