Karen Johnson Davidson County
Batch# 329041 DEEDWARRSP
12/13/2019 09:51:33 AM 2 pgs
Fees: $13.00 Taxes: $758.50

20191213-0128702

SPECIAL

WARRANTY DEED

ELIZABETH LEVSEN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 11-27-2023

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/27/2023
(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)
Cabin Retreat Properties, LP a Tennessee Limited Partnership 920 Lexington Drive Brentwood, TN 37027	Cabin Retreat Properties, LP a Tennessee Limited Partnership 920 Lexington Drive Brentwood, TN 37027	162-09-OD-012.00-CO

For and in consideration of the sum of Two Hundred Five Thousand And No/100 Dollars ($205,000.00), 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 Cabin Retreat Properties, LP a Tennessee Limited Partnership, 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 Unit 12, Pinecrest Townhomes, as shown in Exhibit A-2 of Declaration of Covenants, Conditions and Restrictions Establishing the Pinecrest Townhomes a Planned Unit Development recorded at Instrument No. 20081230-0123641 and amended at Instrument No. 20120328-0026504, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to SPH Property Two LLC, a Delaware limited liability company by Warranty deed from David Armbruster of record in Instrument No. 20191022-0108198 Register's Office for Davidson County, Tennessee, dated October 18, 2019 and recorded on October 22, 2019.

Being the same property conveyed to David Armbruster by Special Warranty deed from J.D. Eatherly, married of record in Instrument No. 20150514-0044384 Register's Office for Davidson County, Tennessee, dated May 06, 2015 and recorded on May 14, 2015.

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 ☒ 2023 Pinecrest Drive, Nashville, TN 37211

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 Dec., 2019.

SPH Property Two LLC, a Delaware Limited Liability Company

By: _____
Name: Shneh Singh
Its: Authorized Signatory

State of Georgia
County of DeKalb

I, Chanelle Barnes, a Notary Public for the said County and State, do hereby certify that Sheleka Smith personally appeared before me this day and acknowledged that (s)he is the authorized signer 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 11 day of December, 2019.

_____ Notary Public

Chanelle Barnes
Notary's Printed or Typed Name

My Commission Expires:

_____

CHANELLE BARNES NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 29, 2021