Karen Johnson Davidson County
Batch# 329819 DEEDWARRSP
12/13/2019 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,280.20
20191213-0129011

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $346,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF DECEMBER, 2019. Notary Public MY COMMISSION EXPIRES: (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

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michelle D. Duncan, an unmarried woman 2907 McGavock Pike Nashville, TN 37214	Michelle D. Duncan, an unmarried woman 2907 McGavock Pike Nashville, TN 37214	073-08-0-014.00

For and in consideration of the sum of Three Hundred Forty-Six Thousand And No/100 Dollars ($346,000.00), 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 Michelle D. Duncan, an unmarried woman, 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 situated in Davidson County, Tennessee and being more particularly described as follows:

Being Lot No. 277 on the Plan of Sunset View, Section 4, Addition 1, as of record in Book 2854, Page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 277 fronts 120 feet on the Westerly side of McGavock Pike and extends back between parallel lines 320 feet to a dead line.

Being the same property conveyed to SPH Property Two LLC, a Delaware limited liability company by Warranty Deed from Lloyd Addison Ellis, Jr. and Frances Brown Ellis, husband and wife of record in Instrument No. 20190827-0086370 Register's Office for Davidson County, Tennessee, dated August 27, 2019 and recorded on August 27, 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 ☒ 2907 McGavock Pike, Nashville, TN 37214

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 December, 2019.

SPH Property Two LLC, a Delaware Limited Liability Company

By: _____
Name: Sherika Smith
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 Sherika 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

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

