Karen Johnson Davidson County
Batch# 332952 DEEDWARRSP
12/20/2019 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $821.40
20191220-0131745

SPECIAL

WARRANTY DEED

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF Gwinnett

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19TH DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

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)
Rudiel Bueno Reyes and Rebeca A Canonico, husband and wife 3300 Country Ridge Drive Antioch, TN 37013	Rudiel Bueno Reyes and Rebeca A Canonico, husband and wife 3300 Country Ridge Drive Antioch, TN 37013	150-07-0-081.00

For and in consideration of the sum of Two Hundred Twenty-Two Thousand And No/100 Dollars ($222,000.00), 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 Rudiel Bueno Reyes and Rebeca A Canonico, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Being Lot No. 131 on the Plan of Section Four-A, The Country of record in Plat Book 5200, Page(s) 138 and 139, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 131 bearing a corner Lot fronts 75 feet on the Northwesterly margin of Country Way Road and fronts 78 feet on the Northeasterly margin of Country Ridge Drive, said frontages being joined by a curve measuring 39.27 feet; said Northeasterly line of Lot No. 131 extends back 95.69 feet where it intersects the Northwesterly line which measures 111.42 feet thereon.

Being the same property conveyed to SPH Property Two LLC, a Delaware limited liability company by Warranty deed from Tabetha J. Wright of record in Instrument No. 20190911-0091958 Register's Office for Davidson County, Tennessee, dated September 11, 2019 and recorded on September 11, 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 ☒ 3300 Country Ridge Drive, Antioch, TN 37013

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 18 day of December, 2019.

SPH Property Two LLC, a Delaware Limited Liability Company

By: _____
Name: Sheila Smith
Its: Authorized Signatory
State of Georgia
County of DeKalb

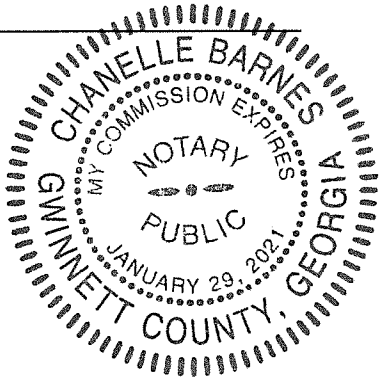
I, Chanelle Barnes, a Notary Public for the said County and State, do hereby certify that Sheila Smith personally appeared before me this day and acknowledged that (s)he is the authorized signer of SPH Property Two LLC, a Delaware Limited Liability Company, and that by authority duly given and as the 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 18 day of December, 2019.

_____ Notary Public

Chanelle Barnes
Notary's Printed or Typed Name

My Commission Expires:

_____



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

