Karen Johnson Davidson County
Batch# 335738 DEEDWARRSP
12/27/2019 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,376.40
20191227-0133968

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH 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)
Jeremy P. Westby, a single man 1400 Scarcroft Lane Nashville, TN 37221	Jeremy P. Westby, a single man 1400 Scarcroft Lane Nashville, TN 37221	141-05-0A-184.00-CO

For and in consideration of the sum of Three Hundred Seventy-Two Thousand And No/100 Dollars ($372,000.00), 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 Jeremy P. Westby, a single man, 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. 184 on the Plan of Final Plat of Avondale Park, Phase 2, Section 3B "Cluster Lot Subdivision" of record in Plat at Instrument No. 20110208-0011099, 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 Robert M. Smith and Cathryn Smith of record in Instrument No. 20191007-0102511 Register's Office for Davidson County, Tennessee, dated October 7, 2019 and recorded on October 7, 2019. (**FOR INFORMATIONAL PURPOSES ONLY: CONSIDERATION IN THE AMOUNT OF $363,000)**

Being the same property conveyed to Robert M. Smith and Cathryn Smith, husband and wife by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20131203-0122840 Register's Office for Davidson County, Tennessee, dated December 02, 2013 and recorded on December 03, 2013. (**FOR INFORMATIONAL PURPOSES ONLY: CONSIDERATION IN THE AMOUNT OF $265,746)**

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 ☒ 1400 Scarcroft Lane, Nashville, TN 37221

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 20 day of December, 2019.

SPH Property Two LLC, a Delaware Limited Liability Company

By: _____
Name: Sherri Smith
Its: Authorized Signatory

State of Georgia
County of Dekalb

I, Katrina Harland, a Notary Public for the said County and State, do hereby certify that Sherri Smith 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 20 day of Dec, 2019.

_____ Notary Public

Katrina Harland
Notary's Printed or Typed Name

My Commission Expires:
6/20/2023

KATRINA D HARLAN
MY COMMISSION EXPIRES
JUNE 20 2023
BARROW COUNTY, GA
NOTARY PUBLIC

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

