Karen Johnson Davidson County
Batch# 337002 DEEDWARRSP
12/31/2019 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20191231-0135197

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF DECEMBER, 2019. Notary Public MY COMMISSION EXPIRES: 09-06-2022 (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)
Zachary C Jones and Elizabeth Boyd Jones, husband and wife 1761 Charity Drive Brentwood, TN 37027	Zachary C Jones and Elizabeth Boyd Jones, husband and wife 1761 Charity Drive Brentwood, TN 37027	172-03-0B-041.00-CO

For and in consideration of the sum of Three Hundred Seventy-Five Thousand And No/100 Dollars ($375,000.00), 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 Zachary C Jones and Elizabeth Boyd Jones, 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:

Land in 2nd Civil District of Davidson County, Tennessee, being Lot No. 41 on the Plan of Woodlands, Phase 2, a Planned Unit Development of record in Plat Book 6900, Page 635, 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 Kyle Detwieler and Donna Detwieler, husband and wife of record in Instrument No. 20191118-0118252 Register's Office for Davidson County, Tennessee, dated November 14, 2019 and recorded on November 18, 2019.

Being the same property conveyed to Kyle Detwieler and Donna Detwieler, husband and wife by Warranty deed from Daniel King, Jr and wife, Thenia M. King of record in Instrument No. 20150805-0077833 Register's Office for Davidson County, Tennessee, dated July 31, 2015 and recorded on August 05, 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 ☒ 628 Magnolia Lane, 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 30 day of December, 2019.

SPH Property Two LLC, a Delaware Limited Liability Company

By: _____
Name: Shrelle 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 Shrelle 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 30 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

