Karen Johnson Davidson County
Batch# 338662 DEEDWARR
01/06/2020 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20200106-0001206

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 8.4.20

(AFFIX SEAL)

THOMAS VORHOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK191726TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
SPH Property Two LLC, a Delaware Limited Liability Company	SPH Property Two LLC, a Delaware Limited Liability Company	
(NAME)	(NAME)	
4343 N. Scottsdale Road Scottsdale, AZ 85251	1301 2nd Ave., Floor 31 Seattle, WA 98101	051-15-0C-004.00-CO

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Fifty-Five Thousand And No/100 Dollars ($255,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TODD LIEBERGEN AND JOAN LIEBERGEN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SPH PROPERTY TWO LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Cluster Lot Development Revised Final Plat for Section 1, Walton Oaks Subdivision of record in Plat at Instrument No. 20011206-0134230, 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 Todd Liebergen, unmarried by Quitclaim deed from Cassandra Lynn Hastings (Liebergen) of record in Instrument No. 20150917-0094399 Register's Office for Davidson County, Tennessee, dated September 14, 2015 and recorded on September 16, 2015.

Being the same property conveyed to Todd Liebergen and wife, Cassandra Liebergen by Warranty deed from Mallard Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20060215-0018220 Register's Office for Davidson County, Tennessee, dated February 09, 2006 and recorded on February 15, 2006.

The said Todd Liebergen and Cassandra Liebergen dissolved their marriage by Marital Dissolution Agreement, Filed July 1, 2015 under Docket No. 15D551. Said Marital Dissolution Agreement divested property out of Cassandra Liebergen and vested it solely in Todd Michael Liebergen.

Todd Liebergen having since married Joan Liebergen. Joan Liebergen joins in on this conveyance to sever any maritial interest she may have.

unimproved ☐

This is improved ☒ property, known as 223 Walton Lane, Madison, TN 37115

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

SUBJECT ONLY TO the permitted exceptions identified on the Title Insurance Policy procured by Grantee in connection with this transaction.

Witness Todd Liebergen and Joan Liebergen, husband and wife this 3 day of January, 2020.

Todd Liebergen

Joan Liebergen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3 day of January, 2020, before me personally appeared Todd Liebergen and Joan Liebergen, husband and wife to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 3 day of January, 2020

Commission Expires: 8-4-20

Notary Public

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

