Karen Johnson Davidson County
Batch# 338686 DEEDWARR
01/06/2020 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20200106-0001243

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 14TH DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 8.4.20

(AFFIX SEAL)

THOMAS VORHOLT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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

File No.: ARK191387TN

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	092-12-0A-310.00-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, **PARSOTTAM J. PATEL AND HARSHA P. PATEL, 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:

Situated in Davidson County, Tennessee, and within the corporate limits of the City of Nashville, Tennessee, and being known and designated as all of Unit Number Three Hundred Ten (310) in a Horizontal Property Regime of State House Manor, as the same appears of record in Book 7333, Page 56 in the Register's Office of Davidson County, Tennessee, to which book specific reference is hereby made for a more particular description.

Being the same property conveyed to Arvind K. Patel and Nayna A. Patel, husband and wife by Warranty deed from H. R. Mallappa Gowda and wife, Leela Gowda of record in Book 8334, page 763, Register's Office for Davidson County, Tennessee, dated April 18, 1991 and recorded on April 22, 1991. (Value or consideration shown in aforementioned deed $37,500.00.)

Being the same property conveyed to Parsottam J. Patel and Harsha P. Patel, husband and wife by deed from Arvind K. Patel and Nayna A. Patel, husband and wife of record in Book 9629, page 495, Register's Office for Davidson County, Tennessee, dated March 15, 1995 and recorded on March 28, 1995. (Value or consideration shown in aforementioned deed $40,000.00.) Being also known as 1808 State St #310 Nashville, Tennessee 37203.

unimproved ☐

This is improved ☒ property, known as 1808 State Street #310, Nashville, TN 37203
(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 Parsottam J. Patel and Harsha P. Patel, husband and wife this 3 day of January, 2020.

Parsottam J. Patel

Harsha P. Patel

STATE OF TENNESSEE
COUNTY OF Davidson

On this 3 day of January, 2020, before me personally appeared Parsottam J. Patel and Harsha P. Patel, 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 3rd 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

