WARRANTY DEED

Karen Johnson Davidson County
Batch# 341875 DEEDWARR
01/10/2020 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $959.78
20200110-0003818

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MATTHEW PHELAN NOTARY PUBLIC STATE OF TENNESSEE 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

File No.: ARK191818TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
SPH Property Three LLC, a Delaware Limited Liability Company	SPH Property Three LLC, a Delaware Limited Liability Company	
(NAME)	(NAME)	
4343 N. Scottsdale Road Scottsdale, AZ 85251	1301 2nd Ave., Floor 31 Seattle, WA 98101	033-03-0B-139.00-CO

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Fifty-Nine Thousand Four Hundred And No/100 Dollars ($259,400.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CODY RICKETTS AND DOROTHY RICKETTS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SPH PROPERTY THREE 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. 113 on the Plan of Dry Creek Farms Phase 3 of record in Plat at Instrument No. 20070221-0021236, as Corrected in Instrument 20070411-0043542, 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 Cody Ricketts and Dorothy Ricketts, husband and wife by Warranty deed from Deni E. Lowen, a single woman of record in Instrument No. 20141103-0101162 Register's Office for Davidson County, Tennessee, dated October 31, 2014 and recorded on November 03, 2014. A corrective deed dated January 8, 2020 was recorded on January 9, 2020 as Instrument No. 20200109-0003148.

unimproved ☐
This is improved ☒ property, known as 117 Ivy Hill Lane, Goodlettsville, TN 37072
(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.

Witness Cody Ricketts and Dorothy Ricketts, husband and wife this 10th day of January, 2020.

Cody Ricketts

STATE OF TENNESSEE
COUNTY OF Davidson

On this 10th day of January, 2020, before me personally appeared Cody Ricketts, 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 10th day of January, _____.

Commission Expires: _____

Notary Public

MATTHEW PHELAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

Dorothy Ricketts by Larry Blakeburn Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

I, Matthew Phelan, a Notary Public for Davidson County and the aforesaid State, do hereby certify that Larry Blakeburn, attorney-in-fact- for Dorothy Ricketts, personally appeared before me this day, and being by me duly sworn, says that he/she executed the foregoing and annexed instrument for and on behalf of the said Dorothy Ricketts and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded contemporaneously herewith, and that this instrument was executed under and by virtue of the authority given by said instrument granting him/her power of attorney. I do further certify that the said Larry Blakeburn acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and on behalf of the said Dorothy Ricketts and on his/her own behalf.

Witness my hand and official seal at Davidson County, Tennessee this 10th day of January, 2020.

Commission Expires: _____

Notary Public

MATTHEW PHELAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

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, 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

