Karen Johnson Davidson County
Batch# 342578 DEEDWARRSP
01/13/2020 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $989.75
20200113-0004510

SPECIAL

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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)
Sara TeBos and Christopher TeBos, wife and husband 3349 Green Ridge Drive Nashville, TN 37214	Summit Funding Inc 2241 Harvard St. Ste 200 Sacramento, CA 95815	097-05-0-008.00

For and in consideration of the sum of Two Hundred Sixty-Seven Thousand Five Hundred And No/100 Dollars ($267,500.00), 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 One 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 Sara TeBos and Christopher TeBos, wife and husband, 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. 42 on the Plan of Hickory Bend, Section 7 of record in Plat Book 3600, Page 29, 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 One LLC, a Delaware limited liability company by Warranty deed from Gregory A. Trudeau and Anita C. Trudeau, husband and wife of record in Instrument No. 20191018-0107006 Register's Office for Davidson County, Tennessee, dated October 16, 2019 and recorded on October 18, 2019.

Being the same property conveyed to Gregory A. Trudeau and Anita C. Trudeau, husband and wife by Warranty deed from Joyce Carol Lindsey of record in Instrument No. 20100427-0031789 Register's Office for Davidson County, Tennessee, dated April 26, 2010 and recorded on April 27, 2010.

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 ☒ 3349 Green Ridge Drive, Nashville, TN 37214

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 8 day of January, 2020.

SPH Property One LLC, a Delaware Limited Liability Company

By: [signature]
Name: Sneh Smyth
Its: Authorized Signatory

State of Georgia
County of DeKalb

I, Katrina Harlan, a Notary Public for the said County and State, do hereby certify that Sneh Smyth personally appeared before me this day and acknowledged that (s)he is the Authorized Signor of SPH Property One 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 8 day of January, 2020.

[signature] Notary Public

Katrina Harlan
Notary's Printed or Typed Name

My Commission Expires:
6/20/2023

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

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the 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 executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022