Karen Johnson Davidson County
Batch# 345147 DEEDWARRSP
01/17/2020 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $917.23
20200117-0006427

# SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

MATTHEW PHELAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 09-05-2022

**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) |
|---|---|---|
| Leslie H. Paradise-Purvis, a single woman<br>112 Rock Glen Court<br>Antioch, TN 37013 | Leslie H. Paradise-Purvis, a single woman<br>112 Rock Glen Court<br>Antioch, TN 37013 | 164-10-0A-013.00-CO |

For and in consideration of the sum of Two Hundred Forty-Seven Thousand Nine Hundred And No/100 Dollars ($247,900.00), 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 Leslie H. Paradise-Purvis, a single woman, 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 situated in Davidson County, Tennessee, and being more particularly described as follows: Being Lot No. 13 of Village One Summerfield of record in Instrument Number 200002110014170, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to SPH Property Two LLC, a Delaware limited liability company by Warranty deed from Angela S. Johnson of record in Instrument No. 20191010-0104010 Register's Office for Davidson County, Tennessee, dated October 9, 2019 and recorded on October 10, 2019.

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 ☒ 112 Rock Glen Court, Antioch, TN 37013

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 20 day of December, 2019.

SPH Property Two LLC, a Delaware Limited Liability Company

By: _____
Name: Annetta Smith
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 Annetta Smith personally appeared before me this day and acknowledged that (s)he is the Authorized Signatory 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 20 day of Dec, 2019.

_____ 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, 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

