Karen Johnson Davidson County
Batch# 345944 DEEDWARR
01/21/2020 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20200121-0007480

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00. Affiant SUBSCRIBED AND SWORN TO ~~BEFORE ME,~~ THIS THE 21ST 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

File No.: ARK191746TN

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	162-07-0-0225.00

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Twenty Thousand And No/100 Dollars ($220,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GABRIEL STERLING AND SPOUSE, CHARLOTTE STERLING**, 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. 38 on the Plan of Section 2-B, Whittemore Valley of record in Plat Book 6200, Page 443, 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 Gabriel Sterling, a single person by Warranty deed from Ryan K. Denton and Daisy Denton, husband and wife of record in Instrument No. 20180508-0043799 Register's Office for Davidson County, Tennessee, dated May 07, 2018 and recorded on May 08, 2018.

Being the same property conveyed to Ryan K. Denton, a single man by Warranty deed from Jessica Lascelle, a single woman of record in Instrument No. 20150818-0082989 Register's Office for Davidson County, Tennessee, dated August 14, 2015 and recorded on August 18, 2015.

unimproved ☐
This is improved ☒ property, known as 91 Ocala Drive, Antioch, TN 37013
(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 Gabriel Sterling and spouse, Charlotte Sterling this 21st day of January, 2020.

Gabriel Sterling

Charlotte Sterling

STATE OF TENNESSEE
COUNTY OF Davidson

On this 21st day of January, 2020, before me personally appeared Gabriel Sterling and spouse, Charlotte Sterling 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 21st 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 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

