Karen Johnson Davidson County
Batch# 352192 DEEDWARRSP
02/03/2020 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20200203-0012159

SPECIAL WARRANTY DEED	STATE OF ~~TENNESSEE~~ North Carolina COUNTY OF Mecklenburg THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2020. Notary Public MY COMMISSION EXPIRES: 5/6/24 (AFFIX SEAL)

BRIDGET L JOLLY Notary Public Mecklenburg County My Comm. Exp. 05-06-2024 NORTH CAROLINA

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)
Alan Beaty and Denise Beaty, wife and husband and Rita Ann Donnelly, a married woman 323 Westfield Drive Nashville, TN 37221	Alan Beaty and Denise Beaty, wife and husband and Rita Ann Donnelly, a married woman 6500 Buttercup Dr. Nashville, TN 37221	128-13-0A-323.00-CO

For and in consideration of the sum of Two Hundred Fifteen Thousand And No/100 Dollars ($215,000.00), 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 Alan Beaty and Denise Beaty, wife and husband and Rita Ann Donnelly, a married 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:

Lying and being in Davidson County, State of Tennessee, and being more Particularly described as follows: being apartment Unit No. 323 of Westfield condominiums created under title 66, section 27-101, et seq. As Amended. Tennessee code annotated; and as established by a master deed of record in book 6678, page 771, and amended in book 6736. Page 110. And Further amended in book 6801, page 962, Book 6831, page 982, And in book 7271, Page 256, in the Register's Office for Davidson County Tennessee. Together with the undivided percentage interest in the common elements Appurtenant to said unit as set forth in Exhibit "C" of said master deed. Reference is hereby made to the plat of Westfield Condominiums set Forth as Exhibit "D" of said amendment to the master deed of record in Book 6831. Page 982, in said Register's Office, For a more complete identification and description of said unit.

Being the same property conveyed to SPH Property One LLC, a Delaware limited liability company by Warranty deed from Angela Marie Pitts, unmarried of record in Instrument No. 20191024-0109199 Register's Office for Davidson County, Tennessee, dated October 24, 2019 and recorded on October 24, 2019.

Being the same property conveyed to Angela Marie Pitts, unmarried by Warranty deed from David Lisowski, unmarried of record in Instrument No. 20131203-0123163 Register's Office for Davidson County, Tennessee, dated November 25, 2013 and recorded on December 03, 2013.

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 ☒ 323 Westfield Drive, Nashville, TN 37221

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 10 day of January, 2020.

SPH Property One LLC, a Delaware Limited Liability Company

By: _____
Name: _____
Its: Authorized Signatory

State of Georgia
County of DeKalb

I, Sabrina Moreno, a Notary Public for the said County and State, do hereby certify that _____ personally appeared before me this day and acknowledged that (s)he is the authorized signer 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 10th day of January, 2020.

_____ Notary Public

Sabrina Moreno
Notary's Printed or Typed Name

My Commission Expires:
8-22-2021

SABRINA MORENO NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA MY COMMISSION EXPIRES AUGUST 22 2021

True Copy Certification

I, Brittany N Counts, 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.

State of NC

County of Mecklenburg

Personally appeared before me, Brenna T. Heller (name of notary), a notary public for this county and state, Brittany N. Counts (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

BRENNA T. HELLER NOTARY My Comm. Exp. 07/13/2022 PUBLIC MECKLENBURG COUNTY, NC

My commission Expires: 7/13/22

Notary Seal (if on paper)