WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,500.00.

Veronica Elders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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

Karen Johnson Davidson County
Batch# 352671 DEEDWARR
02/03/2020 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $993.45
20200203-0012388

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: TN-20-00400

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	063-16-0B-072.00-CO

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Sixty-Eight Thousand Five Hundred And No/100 Dollars ($268,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **VERONICA T. ELDERS, AN UNMARRIED WOMAN**, 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 all of Lot No. 74, on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), as shown by plat appearing of record in Book 6900, Pages 550, 551 and 552, as corrected by Certificate of record Book 7462, Page 445 and Book 8110, Page 402, and Amendment in Book 8181, Page 112, of the Registers Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Veronica T. Elders, not married by Quit Claim deed from Le Ann Gregory, married of record in Instrument No. 20200106-0001757 Register's Office for Davidson County, Tennessee, dated January 06, 2020 and recorded on January 06, 2020.

Being the same property conveyed to Kathy J. Byers, Trustee by Quitclaim Deed from Le Ann Gregory, unmarried of record in Instrument No. 20080131-0009942, Register's Office for Davidson County, Tennessee, dated January 25, 2008 and recorded on January 31, 2008 and within the same deed the said Kathy J. Byers, Trustee conveyed his interest in the subject property to Le Ann Gregory and Veronica Elders, as tenants in common with rights of survivorship.

Being the same property conveyed to Lee Ann Gregory, unmarried by Warranty deed from John M. Bledsoe and Debra L. Bledsoe, husband and wife of record in Instrument No. 20071207-0141612 Register's Office for Davidson County, Tennessee, dated December 05, 2007 and recorded on December 07, 2007.

unimproved ☐
This is improved ☒ property, known as 733 Jaywood Drive, Old Hickory, TN 37138
(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 Veronica T. Elders, an unmarried woman this 3rd day of February, 2020.

Veronica T. Elders

STATE OF TENNESSEE
COUNTY OF Davidson

On this 3rd day of February, 2020, before me personally appeared Veronica T. Elders, an unmarried woman 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 3rd day of February, 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

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY