Karen Johnson Davidson County
Batch# 353316 DEEDWARRSP
02/04/2020 12:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,120.73
20200204-0012966

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF Mecklenburg

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~4TH~~ 31st DAY OF ~~FEBRUARY, 2020.~~ January, 2020

Notary Public

MY COMMISSION EXPIRES: 7/13/22
(AFFIX SEAL)

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

SPECIAL WARRANTY DEED

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)
Dyllan Becker, an unmarried man and Emily C. Saporetti, an unmarried woman 4453 Frost Street Nashville, TN 37214	Dyllan Becker, an unmarried man and Emily C. Saporetti, an unmarried woman 4453 Frost Street Nashville, TN 37214	062-02-0B-089.00-CO

For and in consideration of the sum of Three Hundred Two Thousand Nine Hundred And No/100 Dollars ($302,900.00), 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 Dyllan Becker, an unmarried man Emily C. Saporetti, an unmarried 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 in Davidson County, Tennessee, being Lot No. 18 on the Plan of First Amendment, Abbington Park, a Planned Unit Development, Phase One - Section Three of record in Plat Book 20040728-0090230, Page , 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 Two LLC, a Delaware limited liability company by Warranty deed from Paul F. Raney, an unmarried man of record in Instrument No. 20191127-122957 and recorded On November 27, 2019 Register's Office for Davidson County, Tennessee, dated November 27, 2019.

Being the same property conveyed to Paul F. Raney, an unmarried man by Warranty deed from Beazer Homes Corp, d/b/a Phillips Builders of record in Instrument No. 20040930-0117659 and Re-Recorded On October 08, 2004 in Instrument No : 20041008-0122235 Register's Office for Davidson County, Tennessee, dated September 29, 2004 and recorded on September 30, 2004.

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 ☒ 4453 Frost Street, 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 27 day of January, 2020.

SPH Property Two 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 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 27 day of January, 2020.

_____ Notary Public

Sabrina Moreno
Notary's Printed or Typed Name

My Commission Expires:
8-22-2021

SABRINA MORENO CHEROKEE COUNTY GEORGIA NOTARY PUBLIC 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)