Prepared by:
Zillow Closing Services, LLC
3 Ravinia Drive NE
Atlanta, GA 30346

Return to:
ZILLOW CLOSING SERVICES – POST CLOSING
9001 Cypress Waters Blvd, Suite 3-B
Coppell, TX 75019-4786

Karen Johnson Davidson County
Batch# 354035 DEEDWARR
02/05/2020 12:35:30 PM 5 pgs
Fees: $28.00 Taxes: $1,047.10
20200205-0013487

Property Appraiser's Parcel ID #:
034-07-0A-042.00-CO
File Number: 2001-TN-101709
Consideration: $283,000.00

WARRANTY DEED

THIS WARRANTY DEED, executed this 3rd day of February, 2020,

by and between the grantor, **Jonathan Payne and Amy Payne, husband and wife, husband and wife**

and the grantee, **SPH Property One, LLC, a Delaware limited liability company**

whose address is: 4343 N. Scottsdale Rd, Ste 390, Scottsdale, AZ 85251

WITNESSETH: that for the sum of **Two Hundred Eighty Three Thousand Dollars and No Cents ($283,000.00)**

in hand paid by the grantee, the grantor does hereby convey to the grantee, his heirs and assigns, the following tract of land situated in Davidson County, State of Tennessee, to-wit:

See attached Exhibit A

Commonly known as: 2022 Spring Branch Drive, Madison, TN 37115

THIS CONVEYANCE is made subject to the permitted exceptions identified on the Title Insurance Policy procured by grantee in connection with this transaction.

And the grantor will WARRANT the title against all persons whomsoever.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents the date first above written.

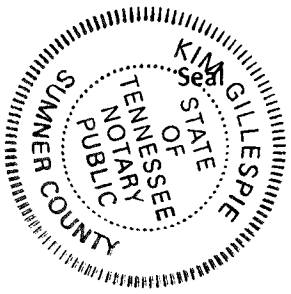
Jonathan Payne

Amy Payne

Signature of Witness 1	Signature of Witness 2
Printed Name of Witness 1	Printed Name of Witness 2
Capacity of Witness 1	Capacity of Witness 2

State of Tennessee)
ss
County of Davidson)

On this 3rd day of February, 2020 before me personally appeared Jonathan Payne and Amy Payne, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that SPH Property One, LLC, a Delaware limited liability company executed the same as their free act and deed.



Notary Public

Kim Gillespie
Printed Name

My commission expires: 9.22.2020

OATH OF CONSIDERATION

State of Texas)
ss
County of Dallas)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $283,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

SPH Property One, LLC,
a Delaware limited liability company

By: A Downey

Name: Amy Downey
Its: Authorized Signatory

This instrument was acknowledged before me on this day 4 of February 2020 by SPH Property One, LLC, a Delaware limited liability company.

* Amy Downey, Authorized Signor.

Kelli Jackson
Notary Public

KELLI JACKSON
Printed Name

My commission expires: 4/26/22

KELLI JACKSON
Notary Public, State of Texas
Comm. Expires 04-26-2022
Notary ID 125235182

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Resubdivision of Harbor Village, Phase II, of record in Plat Book 8250, page 886, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Parcel ID No: 034-07-0A-042.00-CO

For information purposes only: 2022 Spring Branch Drive, Madison, TN 37115

Being the same property conveyed to Jonathan Payne and Amy Payne, Husband and Wife by Warranty Deed from Amy M. Hutchins, a single woman on September 27, 2016. Recorded on September 28, 2018 in Instrument No. 20160928-0102065, Register's office for Davidson County, Tennessee.

Mail Tax Statements to: SPH Holdings, LLC
1301 N. 2nd Ave Fl 31
Seattle, WA 98101

True Copy Certification

I, Amy Downey, 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.

Signature

State of Texas

County of Dallas

Personally appeared before me, Kelli Jackson, a notary public for this county and state, Amy Downey who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

KELLI JACKSON
Notary Public, State of Texas
Comm. Expires 04-26-2022
Notary ID 125235182

My Commission Expires: 4/26/22

Notary` Seal (if on paper)