WHEN RECORDED RETURN TO:
Momentum Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File No. 4-20-0141

Karen Johnson Davidson County
Batch# 357116 DEEDWARRSP
02/12/2020 01:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,028.23
20200212-0016116

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 3-21-2020
(AFFIX SEAL)

RACHEL MARIE COLLINS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF CHEATHAM

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)
LaShelter Q Cason, a single woman 2038 Hickory Hill Lane Hermitage, TN 37076	BancorpSouth 2778 West Jackson St Tupelo, MS 38801	074-16-0-180.00

For and in consideration of the sum of Two Hundred Seventy-Seven Thousand Nine Hundred And No/100 Dollars ($277,900.00), 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 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 LaShelter Q Cason, a single 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. 964 on the Plan of Section Eleven, Hermitage Hills of record in Plat Book 3600, Page 30, 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 One LLC, a Delaware limited liability company by Warranty deed from Rachel E. Broadbent of record in Instrument No. 20191206-0126042 Register's Office for Davidson County, Tennessee, dated December 5, 2019 and recorded on December 6, 2019.

Being the same property conveyed to Rachel E. Broadbent by Warranty deed from Judith F. Henderson and husband, Thomas R. Henderson of record in Instrument No. 20150526-0047976 Register's Office for Davidson County, Tennessee, dated May 21, 2015 and recorded on May 26, 2015.

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 ☒ 2038 Hickory Hill Lane, Hermitage, TN 37076

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 February, 2020.

SPH Property One LLC, a Delaware Limited Liability Company

By: _____
Name: Shiloh Smith
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 Shiloh Smith 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 10 day of February, 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, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

