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

Karen Johnson Davidson County
Batch# 358751 DEEDWARR
02/14/2020 12:05:30 PM 5 pgs
Fees: $28.00 Taxes: $812.52
20200214-0017238

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

Property Appraiser's Parcel ID #:
135-12-0E-030.00-CO
File Number: 2001-TN-101594
Consideration: $219,600.00

WARRANTY DEED

THIS WARRANTY DEED, executed this 10th day of Feb, 2020,

by and between the grantor, **Richard J. Hoffman, an unmarried person, an unmarried person**

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 Nineteen Thousand Six Hundred Dollars and No Cents ($219,600.00)**

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: 2236 Nashboro Blvd, Nashville, TN 37217

THIS CONVEYANCE is made subject to:

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.

Richard J. Hoffman

State of Tennessee)
ss
County of Davidson)

On this 10th day of Feb, 2020 before me personally appeared Richard J. Hoffman, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that SPH Property One, LLC executed the same as their free act and deed.

NICOLE KLEIN Seal
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Nicole Klein
Printed Name

My commission expires: May 23, 2023

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 $219,600.00, 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 11, 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: 4/26/2022

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

Exhibit A
Legal Description

Land located in the 28th Councilmanic District of Nashville, Davidson County, Tennessee being Unit No. 315 as shown on the plan of Phase One, Tract 21 Nashboro Village, as shown on plats of record in Plat Book 4660, page 159 and as amended in Instrument No. 200311180168332, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
Being the same property conveyed to Richard J. Hoffman, unmarried by Warranty Deed from Marquis Homes, LLC of record in Instrument No. 20050824-0101080, Register's Office for Davidson County, Tennessee.

Parcel ID No: 135-12-0E-030.00-CO

For information purposes only: 2236 Nashboro Blvd, Nashville, TN 37217

Mail Tax Statements to:

SPH Property One, 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.

A Downey
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.

Kelli Jackson
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)