Karen Johnson Davidson County
Batch# 358938 DEEDWARRSP
02/18/2020 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,030.45
20200218-0017481

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 12/15/21
(AFFIX SEAL)

SPECIAL WARRANTY DEED

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

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)
Chad W Gill 301 Demonbreun Street Unit 308 Nashville, TN 37201	Chad W Gill 301 Demonbreun Street Unit 308 Nashville, TN 37201	093-06-0A-022.00-CO

For and in consideration of the sum of Two Hundred Seventy-Eight Thousand Five Hundred And No/100 Dollars ($278,500.00), 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 Chad W Gill* hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

*and Lauren A Gill

A Certain Condominium Apartment in the First Civil District of Nashville, Davidson County, Tennessee, Known as Unit No. 308 of the Horizontal Property Regime of Encore, A Residential Condominium Pursuant to Master Deed for Encore, A Residential Condominium of record as Instrument No. 20080225-0018429 as amended in Instrument No. 20151203-0122000; and Master Deed for Encore, A Master Condominium of Record as Instrument No. 20080225-0018425, Amended at Instrument Nos, 2011104-0086473 and 20111215-0097929, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description property.

Being the same property conveyed to SPH Property One LLC, a Delaware limited liability company by Warranty deed from Travis Levell, an unmarried man, and Jose V. Levell and Teresa B. Levell, husband and wife of record in Instrument No. 20191025-0109580 Register's Office for Davidson County, Tennessee, dated October 15, 2019 and recorded on October 25, 2019.

Being the same property conveyed to Travis Levell, an unmarried man, and Jose V. Levell and Teresa B. Levell, husband and wife by Warranty deed from Shawn R. Baker, unmarried of record in Instrument No. 20160407-0033352 Register's Office for Davidson County, Tennessee, dated April 05, 2016 and recorded on April 07, 2016.

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 ☒ 301 Demonbreun Street Unit 308, Nashville, TN 37201

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: Shelli 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 Shelli 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

CHEROKEE COUNTY GEORGIA

True Copy Certification

I, **Jennifer Pennell**, 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 Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

