Karen Johnson Davidson County
Batch# 359642 DEEDWARR
02/18/2020 01:30:30 PM 5 pgs
Fees: $28.00 Taxes: $1,375.66
20200218-0017982

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

Property Appraiser's Parcel ID #:
090-08-0U-002.00-CO
File Number: 2001-TN-101540
Consideration: $371,800.00

WARRANTY DEED

THIS WARRANTY DEED, executed this __14th___ day of _____Febuary_____, 2020,

by and between the grantor, **Brittni Lilly aka Brittni M. Martinez and Cameron Martinez, wife and husband**

and the grantee, **SPH Property Two, LLC, a Delaware Limited Liability Company**

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

WITNESSETH: that for the sum of **Three Hundred Seventy One Thousand Eight Hundred Dollars and No Cents ($371,800.00)**

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: 634B Annex Avenue, Nashville, TN 37209

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.

Brittni Lilly aka Brittni M. Martinez

Cameron Martinez

State of Tennessee)
ss
County of Davidson)

On this 14 day of February, 2020 before me personally appeared Brittni Lilly and Cameron Martinez, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that SPH Property Two, LLC, a Delaware Limited Liability Company executed the same as their free act and deed.

Seal

SHELIAH A. URGEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar 3, 2020

Notary Public

Printed Name

My commission expires: 03-03-2020

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 $371,800.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

SPH Property Two, LLC,
a Delaware limited liability company

By: A Downey

Name: Amy Downey
Its: Authorized Signatory

This instrument was acknowledged before me on this day 17, of February, 2020 by SPH Property Two, 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 Unit No. 634B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 634 Annex Avenue Homes of record as Instrument No. 20170501-0042181 and being shown on Plat attached thereto as Exhibit "C", 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 Cameron Martinez and Brittni Lilly, married by Quitclaim Deed from Cameron Matrinez, a married man of record in Instrument No. 20171031-0111676 Register' Office for Davidson County, Tennessee, dated October 30, 2017 and recorded on October 31, 2017.

Parcel ID No: 090-08-0U-002.00-CO

For information purposes only: 634B Annex Avenue, Nashville, TN 37209

Mail Tax Statements to:
SPH Property Two, LLC, a Delaware Limited Liability Company
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)