Karen Johnson Davidson County
Batch# 361739 DEEDWARRSP
02/24/2020 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20200224-0019935

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$230,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MATTHEW PHELAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-06-2022

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)
Luke H Hilliard and Karlie N Nicole Hilliard, husband and wife 2622 Nashboro Boulevard Nashville, TN 37217	Luke H Hilliard and Karlie N Hilliard, husband and wife 2622 Nashboro Boulevard Nashville, TN 37217	135-12-0E-297.00-CO

For and in consideration of the sum of Two Hundred Thirty-Eight Thousand And No/100 Dollars ($238,000.00), 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 Two 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 Luke H Hilliard and Karlie N Hilliard, husband and wife, 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. 297 on the Plan of Phase One, Nashboro Village at Fairway Pointe Tract# 21 of record in Plat Book 4660, Page 159 as shown on Amendment to the Restrictions of record in Instrument No. 20050222-0018814 and 20031118-0168332, and as now included in the Horizontal Property Regime, Private Element, Nashboro-Fairway Pointe, 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 Two LLC, a Delaware limited liability company by Warranty deed from David W. Johnson and Shirley A. Johnson, husband and wife of record in Instrument No. 20191112-0116488 Register's Office for Davidson County, Tennessee, dated November 12, 2019 and recorded on November 12, 2019.

Being the same property conveyed to David W. Johnson and Shirley A. Johnson, husband and wife by Warranty deed from Marquis Homes, LLC., a Tennessee Limited Liability Company of record in Instrument No. 20060601-0064585 Register's Office for Davidson County, Tennessee, dated May 26, 2006 and recorded on June 01, 2006.

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 ☒ 2622 Nashboro Boulevard, Nashville, TN 37217

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 Two LLC, a Delaware Limited Liability Company

By: _____
Name: Shirish 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 Shirish Smith personally appeared before me this day and acknowledged that (s)he is the authorized signatory of SPH Property Two 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, Matthew Phelan, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Thomas Vorholt II, a notary public for this county and state, Matthew Phelan who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 8-4-20

Notary Seal

