Karen Johnson Davidson County
Batch# 361807 **DEEDWARRSP**
02/24/2020 09:52:21 AM 2 pgs
Fees: $13.00 Taxes: $1,109.63

20200224-0020037

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

SPECIAL WARRANTY DEED

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 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)
Alexandra Nicole Marble and Jeffrey Clay Gilmer, 2830 Barclay Drive Nashville, TN 37206	Alexandra Nicole Marble, and Jeffrey Clay Gilmer, 2830 Barclay Drive Nashville, TN 37206	094-03-0-013.00

For and in consideration of the sum of Two Hundred Ninety-Nine Thousand Nine Hundred And No/100 Dollars ($299,900.00), 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 Alexandra Nicole Marble,an unmarried woman and Jeffrey Clay Gilmer, an unmarried man, as tenants in common with rights of survivorship, 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. 22 on the Plan of Section One, Fortland Park of record in Plat Book 2663, Page 61, as corrected by a Certificate of Correction in Book 2799, Page 43 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 Yolanda Upton of record in Instrument No. 20191231-0134935 Register's Office for Davidson County, Tennessee, dated December 30, 2019 and recorded on December 31, 2019.

Being the same property conveyed to Yolanda Upton, unmarried by Warranty deed from Timothy S. Rennie and wife, Tracy R. Rennie of record in Instrument No. 20020724-0088772 Register's Office for Davidson County, Tennessee, dated July 19, 2002 and recorded on July 24, 2002.

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.

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 ☒ 2830 Barclay Drive, Nashville, TN 37206

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 20 day of February, 2020.

SPH Property One LLC, a Delaware Limited Liability Company

By: _____
Name: Shneh Smith
Its: Authorized Signatory

State of Georgia
County of DeKalb

I, Carol M Mahoney, a Notary Public for the said County and State, do hereby certify that Shneh 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 20 day of February, 20 20.

_____ Notary Public

Carol Mahoney
Notary's Printed or Typed Name

My Commission Expires:

June 27, 2023

CAROL MAHONEY
Notary Public, Georgia
Cobb County
My Commission Expires
June 27, 2023