Karen Johnson Davidson County
Batch# 364873 DEEDWARRSP
02/28/2020 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $2,097.90
20200228-0022320

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $567,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~26TH~~ 27th DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MATTHEW PHELAN
STATE OF TENNESSEE NOTARY PUBLIC
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)
Tyler Huseman, an unmarried man 1809-A 5th Ave Nashville, TN 37208	Tyler Huseman, an unmarried man 1809-A 5th Ave Nashville, TN 37208	081-08-2A-001.00-CO

For and in consideration of the sum of Five Hundred Sixty-Seven Thousand And No/100 Dollars ($567,000.00), 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 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 Tyler Huseman, an unmarried man, 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 part of Lot 468, on the Plan of North Nashville Real Estate Company's plan of lots as of recorded in Book 21, Page 105, as revised to Unit A of the 1809 5th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20130415-0036898, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to SPH Property One LLC, a Delaware Limited Liability Company by Warranty deed from Centro Citta, LLC, a Kentucky limited liability company of record in Instrument No. 20200108-0002354 Register's Office for Davidson County, Tennessee, dated January 06, 2020 and recorded on January 08, 2020.

Being the same property conveyed to Centro Citta, LLC, a Kentucky limited liability company by Quitclaim deed from Diego G. Mastronardi and Jane C. Gibson, husband and wife of record in Instrument No. 20200108-0002353 Register's Office for Davidson County, Tennessee, dated January 03, 2020 and recorded on January 08, 2020.

Being the same property conveyed to Diego G. Mastronardi and wife, Jane C. Gibson by Warranty deed from Aerial Investment Property LLC, a Tennessee Limited Liability Company of record in Instrument No. 20131112-0116558 Register's Office for Davidson County, Tennessee, dated November 07, 2013 and recorded on November 12, 2013.

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 ☒ 1809-A 5th Ave, Nashville, TN 37208

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 12 day of February, 2020.

SPH Property One LLC, a Delaware Limited Liability Company

By: _____
Name: Shireen Smith
Its: Authorized Signatory

State of Georgia
County of DeKalb

I, **Kanisha Cobb**, a Notary Public for the said County and State, do hereby certify that Shireen 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 12 day of February, 20 20.

_____ Notary Public

Kanisha Cobb
Notary's Printed or Typed Name

My Commission Expires:
12/30/2023

KANISHA COBB NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES DECEMBER 30, 2023

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

