Karen Johnson Davidson County
Batch# 366159 **DEEDWARRSP**
03/02/2020 03:05:33 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20200302-0023321

SPECIAL

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Patricia G. Turner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: May 15 2020
(AFFIX SEAL)

J. KASEY TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

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)
Patricia G Turner 210 Hearthstone Manor Lane Brentwood, TN 37027	Patricia G Turner 210 Hearthstone Manor Lane Brentwood, TN 37027	160-15-0A-070.00-CO

For and in consideration of the sum of Three Hundred Sixty Thousand And No/100 Dollars ($360,000.00), 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 **Patricia G Turner, an unmarried woman** 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 situated in Davidson County, Tennessee, being Unit 70, Plan of Hearthstone Manor, Phase IV, a planned unit development, as shown on plat of record in Plat Book 6250, Page 990, in the Register's Office Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to SPH Property Two LLC, a Delaware limited liability company by Warranty deed from Cheryl S. Huff, an unmarried woman of record in Instrument No. 20191127-0122995 Register's Office for Davidson County, Tennessee, dated November 27, 2019 and recorded on November 27, 2019.

Being the same property conveyed to Cheryl S. Huff, an unmarried woman by Warranty deed from Charles Frangos, married of record in Instrument No. 20150316-0022387 Register's Office for Davidson County, Tennessee, dated 03/12/2015 and recorded on 03/16/2015.

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

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 ☒ 210 Hearthstone Manor Lane, Brentwood, TN 37027

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 Two LLC, a Delaware Limited Liability Company

By: _____
Name: Shirley 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 Shirley Smith personally appeared before me this day and acknowledged that (s)he is the authorized signer 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 12 day of February, 2020.

_____ 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