Return to:
Security Title & Escrow Company, LLC
1517 Hatcher Lane, Ste.A
Columbia, TN 38401

SPECIAL
WARRANTY DEED

Karen Johnson Davidson County
Batch# 366320 DEEDWARRSP
03/04/2020 08:30:47 AM 2 pgs
Fees: $13.00 Taxes: $1,020.83

20200304-0023556

STATE OF TENNESSEE
COUNTY OF Maury

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,900.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KIM SWANNER NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY MY COMMISSION EXPIRES 2-28-2022

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)
Corbin Alexander Pratt and Ambar Pratt 117 Ivy Hill Lane Goodlettsville, TN 37072	Corbin Alexander Pratt and Ambar Pratt 117 Ivy Hill Lane Goodlettsville, TN 37072	033-03-0B-139.00-CO

For and in consideration of the sum of Two Hundred Seventy-Five Thousand Nine Hundred And No/100 Dollars ($275,900.00), 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 Three 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 **Corbin Alexander Pratt and Ambar Pratt, 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. 113 on the Plan of Day Creek Farms Phase 3 of record in Plat at Instrument No. 20070221-0021236, as Corrected in Instrument 20070411-0043542, 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 Three LLC, a Delaware limited liability company by Warranty deed from Cody Ricketts and Dorothy Ricketts, husband and wife of record in Instrument No. 20200110-0003818 Register's Office for Davidson County, Tennessee, dated January 10, 2020 and recorded on January 10, 2020.

Being the same property conveyed to Cody Ricketts and Dorothy Ricketts, husband and wife by Warranty deed from Deni E. Lowen, a single woman of record in Instrument No. 20141103-0101162 Register's Office for Davidson County, Tennessee, dated October 31, 2014 and recorded on November 03, 2014.

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 ☒ 117 Ivy Hill Lane, Goodlettsville, TN 37072

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 27 day of February, 2020.

SPH Property Three LLC, a Delaware Limited Liability Company

By: _____
Name: Sheila Smith
Its: Authorized Signatory
State of Georgia
County of DeKalb

I, Katrina Harlan, a Notary Public for the said County and State, do hereby certify that Sheila Smith personally appeared before me this day and acknowledged that (s)he is the Authorized Signer of SPH Property Three 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 27 day of February, 2020.

_____
Notary Public

Katrina Harlan
Notary's Printed or Typed Name

My Commission Expires:
6/20/2023

KATRINA D HARLAN NOTARY PUBLIC BARROW COUNTY, GA MY COMMISSION EXPIRES JUNE 20 2023