Karen Johnson Davidson County
Batch# 368129 DEEDWARRSP
03/05/2020 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $891.33
20200305-0025007

SPECIAL

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,900.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/29/2021
(AFFIX SEAL)

GRACI PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

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)
Joseph Morgan 6313 Wildgrove Drive Antioch, TN 37013	Joseph Morgan 6313 Wildgrove Drive Antioch, TN 37013	176-05-0A-098.00-CO

For and in consideration of the sum of Two Hundred Forty Thousand Nine Hundred And No/100 Dollars ($240,900.00), 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 **Joseph Morgan, an umarried 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 Lot No. 273 on the Plan of Hickory Woods Estates, Section C of record in Plat Book 6900, Page 884-887, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to SPH Property One LLC, a Delaware limited liability company by Warranty Deed form Corey A. Jackson and Courtnee Jackson dated December 26, 2019 and recorded December 30, 2019 of record in Instrument No. 20100601-0041551, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Corey A. Jackson by Warranty Deed form Jerry Butler Construction, Inc. of record in Instrument No. 20100601-0041551, Register's Office for Davidson County, Tennessee.

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 ☒ 6313 Wildgrove Drive, Antioch, TN 37013

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 One LLC, a Delaware Limited Liability Company

By: _____
Name: Shree 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 Shree 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 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

True Copy Certification

I, **Jennifer Pennell**, do hereby make oath that I am a licensed attorney and/or the 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 executed and authenticated according to law.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022