Karen Johnson Davidson County
Batch# 369265 DEEDWARRSP
03/09/2020 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20200309-0026101

SPECIAL WARRANTY DEED

STATE OF ~~TENNESSEE~~ NC
COUNTY OF Mecklenburg

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~5TH~~ 6TH DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/13/22
(AFFIX SEAL)

BRENNA T. HELLER NOTARY PUBLIC My Comm. Exp. 07/13/2022 MECKLENBURG COUNTY, NC

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)
Jose Mario Alvarado Veliz and Gloria Amaya Alvarado, husband and wife 5711 Brentwood Meadows Circle Brentwood, TN 37027	Jose Mario Alvarado Veliz and Gloria Amaya Alvarado, husband and wife 5711 Brentwood Meadows Circle Brentwood, TN 37027	161-13-0-021.00

For and in consideration of the sum of Two Hundred Fifteen Thousand And No/100 Dollars ($215,000.00), 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 Jose Mario Alvarado Veliz and Gloria Amaya Alvarado, 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. 28-B on the Plan of Section Two, Brentwood Meadows of record in Plat Book 5200, Page 782, as amended in Plat Book 6250, page 672, 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 James Ellis and Jamie Ellis, husband and wife of record in Instrument No. 20191206-0126396 Register's Office for Davidson County, Tennessee, dated December 6, 2019 and recorded on December 6, 2019.

Being the same property conveyed to James Ellis and Jamie Ellis, husband and wife by Special Warranty deed from Deutsche Bank National Trust Company, as Indenture Trustee for American Home Mortgage Investment Trust 2005-1 of record in Instrument No. 20141217-0115554 Register's Office for Davidson County, Tennessee, dated December 01, 2014 and recorded on December 17, 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 ☒ 5711 Brentwood Meadows Circle, 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 10 day of February, 2020.

SPH Property One LLC, a Delaware Limited Liability Company

By: _____
Name: Sheila Smith
Its: Authorized Signatory

State of Georgia
County of Dekalb

I, Sabrina Moreno, 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 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 10 day of February, 2020.

_____ Notary Public

Sabrina Moreno
Notary's Printed or Typed Name

My Commission Expires: 8-22-2021

SABRINA MORENO NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA MY COMMISSION EXPIRES AUGUST 22, 2021

True Copy Certification

I, **Thomas Vorholt II**, 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.

State of Tennessee

County of Williamson

Personally appeared before me, **Meaghan Spruill**, a notary public for this county and state, **Thomas Vorholt II**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My commission Expires: 08/30/2021

Notary Seal (if on paper)

