Karen Johnson Davidson County
Batch# 369739 DEEDWARRSP
03/09/2020 03:57:30 PM 6 pgs
Fees: $33.00 Taxes: $637.42
20200309-0026450

SPECIAL WARRANTY DEED	STATE OF ~~TENNESSEE~~ NC COUNTY OF Mecklenburg THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,275.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MARCH, 2020. Notary Public MY COMMISSION EXPIRES: 5/16/24 (AFFIX SEAL)

BRIDGET L JOLLY
Notary Public
Mecklenburg
County
My Comm. Exp.
05-06-2024
NORTH CAROLINA

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)
Thomas R. Rensberry, Trustee of the Thomas R. Rensberry Trust dated January 17, 1986 1324 Massman Drive Nashville, TN 37217	Thomas R. Rensberry, Trustee of the Thomas R. Rensberry Trust dated January 17, 1986 1324 Massman Drive Nashville, TN 37217	107-14-0A-006.00-CO

For and in consideration of the sum of One Hundred Seventy-Two Thousand Two Hundred Seventy-Five And No/100 Dollars ($172,275.00), 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 Thomas R. Rensberry, Trustee of the Thomas R. Rensberry Trust dated January 17, 1986, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 6 of the Copperfield Terrace Condominiums, a Horizontal Property Regime, created under Title 66, Sections 27-101, et. seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Copperfield Terrace Condominiums, of record in Book 6326, Page 790, Register' s Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6326, Page 828, said Register' s Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Copperfield Terrace Condominiums, of record in Book 6250, Page 50, said Register' s Office, for a more complete identification and description of such Unit.

Being the same property conveyed to SPH Property Two LLC, a Delaware limited liability company by Warranty Deed from Richard C. Emrich, Jr. of record in Instrument No. 20191126-0122356 Register's Office for Davidson County, Tennessee, dated November 25, 2019 and recorded on November 26, 2019.

Being the same property conveyed to Richard C. Emrich, Jr. by Warranty Deed in Lieu of Foreclosure deed from Dale Bunnell, a single man of record in Instrument No. 20190802-0076538 Register's Office for Davidson County, Tennessee, dated August 01, 2019 and recorded on August 02, 2019.

Being the same property conveyed to Dale Bunnell, a single man by Warranty deed from Richard C. Emrich, Jr., a single man of record in Instrument No. 20160715-0072670 Register's Office for Davidson County, Tennessee, dated July 14, 2016 and recorded on July 15, 2016.

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 ☒ 1324 Massman Drive, Nashville, TN 37217

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 4 day of March, 2020.

SPH Property Two LLC, a Delaware Limited Liability Company

By: _____
Name: Kat Harlan
Its: Authorized Signatory
State of Georgia
County of DeKalb

I, Carol Mahoney, a Notary Public for the said County and State, do hereby certify that Kat Harlan personally appeared before me this day and acknowledged that (s)he is the Authorized Signatory 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 4 day of March, 2020.

_____ Notary Public

Carol Mahoney
Notary's Printed or Typed Name

My Commission Expires:

June 27, 2023

CAROL MAHONEY
Notary Public, Georgia
Cobb County
My Commission Expires
June 27, 2023

True Copy Certification

I, Brittany N Counts, 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.

Brittany N Counts

State of NC

County of Mecklenburg

Personally appeared before me, Brenna T. Heller (name of notary), a notary public for this county and state, Brittany N. Counts (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My commission Expires: 7/13/22

Notary Seal (if on paper)

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

STATE OF ARIZONA)
COUNTY OF PIMA) ss.

CERTIFICATE OF TRUST EXISTENCE AND AUTHORITY

On this 5th day of March, 2020, the undersigned affiant, being first duly sworn, deposes and states that:

1. The affiant, whose address is 835 N. Broken Hills Drive, Green Valley, Arizona 85614, is the Trustee of the trust, identified as the Thomas R. Rensberry Revocable Trust, under agreement dated January 17, 1986 as amended.

2. The trust agreement authorizes the trustee to purchase, acquire, sell, convey, mortgage, or lease any and all real estate subject to the Trust, including the property described in the attached Exhibit A.

3. The Trust remains in full force and effect, and is governed by the laws of the State of Michigan.

4. This certificate is given under MCL 565.432; MSA 26.745(2) to give record notice of the Trust and to enable purchasers or other parties to rely on the information contained herein without further

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examination of the trust agreement and any amendment(s) thereto.

Affiant: Thomas R. Rensberry

This instrument was subscribed, sworn to and acknowledged before me this 5th day of March, 2020, by Thomas R. Rensberry, Trustee of Thomas R. Rensberry Revocable Trust.

Susanna M Ormand

Notary Public, Pima County, AZ
COMMISSION: 10/03/2023 -EXP

SUSANNA MAE ORMAND
Notary Public - Arizona
Pima County
Commission # 571678
My Comm. Expires Oct 3, 2023

Drafted by, and after recording please return to:

Thomas R. Rensberry
835 N. Broken Hills Drive
Green Valley, AZ 85614

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EXHIBIT A

Legal description:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 6 of the Copperfield Terrace Condominium, a Horizontal Property Regime, created under Title 66, Sections 27-101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed for Copperfield Terrace Condominiums, of record in Book 6326, page 790, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6326, page 828, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in the said Master Deed. Reference is hereby made to the plan of Copperfield Terrace Condominiums, of record in book 6250, page 50, said Register's office, for a more complete identification and description of such Unit.

Property Address: 1324 Massman Dr., Nashville, TN 37217