Karen Johnson Davidson County
Batch# 372322 DEEDWARR
03/13/2020 02:10:30 PM 5 pgs
Fees: $28.00 Taxes: $1,295.00
20200313-0028309

Prepared by:
Zillow Closing Services, LLC
3 Ravinia Drive NE
Atlanta, GA 30346

Return to:
ZILLOW CLOSING SERVICES – POST CLOSING
9001 Cypress Waters Blvd, Suite 3-B
Coppell, TX 75019-4786

Property Appraiser's Parcel ID #:
160-15-0A-004.00-CO
File Number: 2002-TN-102394
Consideration: $350,000.00

WARRANTY DEED

THIS WARRANTY DEED, executed this 11 day of March, 2020,

by and between the grantor, **Kenneth E. Mansfield, an unmarried person**

and the grantee, **SPH Property Two, LLC, a Delaware limited liability company**

whose address is: 4343 N. Scottsdale Rd, Ste 390, Scottsdale, AZ 85251

WITNESSETH: that for the sum of **Three Hundred Fifty Thousand Dollars and No Cents ($350,000.00)**

in hand paid by the grantee, the grantor does hereby convey to the grantee, his heirs and assigns, the following tract of land situated in Davidson County, State of Tennessee, to-wit:

See attached Exhibit A

Commonly known as: 104 Hearthstone Manor Circle, Brentwood, TN 37027

THIS CONVEYANCE is made subject to:

And the grantor will WARRANT the title against all persons whomsoever.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents the date first above written.

Kenneth E. Mansfield

State of Tennessee)
ss
County of Davidson)

On this 11 day of March, 2020 before me personally appeared Kenneth E. Mansfield, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that SPH Property Two, LLC, a Delaware limited liability company executed the same as their free act and deed.

LINDA S SHINOUDA
Seal
Notary Public
Halifax Co., North Carolina
My Commission Expires April 12, 2020

Notary Public

Linda S. Shinouda
Printed Name

My commission expires: 4-12-2020

OATH OF CONSIDERATION

State of Texas)
ss
County of Dallas)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $350,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

SPH Property Two, LLC,
a Delaware limited liability company

By: A Downey

Name: Amy Downey
Its: Authorized Signatory

This instrument was acknowledged before me on this day 12, of March,
2020 by SPH Property Two, LLC, a Delaware limited liability company.
* Amy Downey, Authorized Signor

Kelli Jackson
Notary Public

KELLI JACKSON
Printed Name

My commission expires: 4/26/22

KELLI JACKSON
Notary Public, State of Texas
Comm. Expires 04-26-2022
Notary ID 125235182

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Unit No. 12 on the Plan of (Revised) Condominium Site Plan Phase 1 Hearthstone Manor a part of Hearthstone P.U.D., of record in Book 6250, Page 215, corrected in Book 6251, Page 716, revised in Book 6250, Page 398, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth E. Mansfield, unmarried from Ron Mansfield, unmarried, in Quitclaim Deed recorded in Instrument No. 20181210-0119855, Register's Office for Williamson County, Tennessee, dated November 21, 2018 and recorded December 10, 2018.

Parcel ID No: 160-15-0A-004.00-CO

For information purposes only: 104 Hearthstone Manor Circle, Brentwood, TN 37027

Mail Tax Statements to:
SPH Property Two, LLC, a Delaware limited liability company
1301 N. 2nd Ave Fl 31
Seattle, WA 98101

New Owner's Address:
4343 N. Scottsdale Rd, Ste 390
Scottsdale, AZ 85251

True Copy Certification

I, Amy Downey, 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.

A Downey
Signature

State of Texas

County of Dallas

Personally appeared before me, Kelli Jackson, a notary public for this county and state, Amy Downey who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kelli Jackson
Notary's Signature

KELLI JACKSON
Notary Public, State of Texas
Comm. Expires 04-26-2022
Notary ID 125235182

My Commission Expires: 4/26/22

Notary' Seal (if on paper)