Karen Johnson Davidson County
Batch# 372415 DEEDWARR
03/13/2020 03:56:30 PM 5 pgs
Fees: $28.00 Taxes: $758.13
20200313-0028452

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 #:
075-12-0C-014.00-CO
File Number: 2002-TN-102303
Consideration: $204,900.00

WARRANTY DEED

THIS WARRANTY DEED, executed this 04 day of March, 2020,

by and between the grantor, **Tiffani C. Gaines, 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 **Two Hundred Four Thousand Nine Hundred Dollars and No Cents ($204,900.00)**

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: 755 Tulip Grove Rd, Apt 1304, Hermitage, TN 37076

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.

Tiffani C. Gaines

Tiffani C. Gaines

State of Tennessee)
ss
County of Davidson)

On this 4th day of March 2020, 2020 before me personally appeared Tiffani C. Gaines, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that SPH Property Two, LLC executed the same as their free act and deed.

KATLYN FLETCHER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 6, 2023

Notary Public

Katlyn Fletcher

Printed Name

My commission expires: Nov 6 2023

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 $204,900.00, 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: _____

Name: Amir Saleem
Its: Authorized Signatory
This instrument was acknowledged before me on this day 5th, of March,
2020 by Amir Saleem, authorized signor for SPH Property Two, LLC, a Delaware limited liability company.

_____
Notary Public

Jaime Osina
Printed Name

My commission expires: April 24, 2022

JAIME DIANNE OSINA
Notary ID #131542099
My Commission Expires
April 24, 2022

True Copy Certification

I, Amir Saleem, 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 Texas

County of Dallas

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

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

Notary's Signature

My Commission Expires: 4/26/22

Notary' Seal (if on paper)

Exhibit A
Legal Description

Land in Davidson County, Tennessee being Unit 1304, Resubdivision of Phase One, Brookside Park Townhomes, as shown on plat of record in Instrument No. 20000107-0002402, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Tiffani C. Gaines, unmarried by Warranty Deed from Carla B. Whitaker, unmarried, recorded on 03/05/2014 in Instrument No. 20140305-0018558, in the Register's Office of Davidson County, Tennessee.

Parcel ID No: 075-12-0C-014.00-CO

For information purposes only: 755 Tulip Grove Rd, Apt 1304, Hermitage, TN 37076

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

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