Karen Johnson Davidson County
Batch# 373125 DEEDWARR
03/16/2020 04:08:30 PM 5 pgs
Fees: $28.00 Taxes: $757.69
20200316-0029139

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 #:
135-12-0B-072.00-CO
File Number: 2002-TN-102102
Consideration: $204,782.00

WARRANTY DEED

THIS WARRANTY DEED, executed this 13th day of March, 2020,

by and between the grantor, **Tiffany L. Badgett, an unmarried person**

and the grantee, **SPH Property One, 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 Seven Hundred Eighty Two Dollars and No Cents ($204,782.00)**

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: 2012 Nashboro Blvd, Nashville, TN 37217

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.

3-13-2020

Tiffany L Badgett FKA Tiffaney L. Smith

State of Tennessee)

ss

County of Davidson)

On this 13th day of March, 2020 before me personally appeared Tiffany L. Badgett, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that SPH Property One, LLC, a Delaware Limited Liability Company executed the same as their free act and deed.

HOUSTON T. SHUMATE
STATE OF TENNESSEE NOTARY PUBLIC
Seal
DAVIDSON COUNTY

Notary Public

Houston T Shumate

Printed Name

My commission expires: May 9th, 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 $204,782.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

SPH Property One, LLC,
a Delaware limited liability company

By: A Downey

Name: Amy Downey
Its: Authorized Signatory
This instrument was acknowledged before me on this day 16, of March,
2020 by SPH Property One, LLC, a Delaware Limited Liability Company.
* Amy Downey, Authorized Signor.

Jaime Osina
Notary Public

Jaime Osina
Printed Name

My commission expires: April 24, 2022

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

Exhibit A
Legal Description

Being Unit and Lot No. 72, as shown on a plan entitled "Horizontal Property Regime, Private Element Plat, Nashboro Village-Tract 7", of record in Plat book 11700, pages 49 and 50, Register's Office for Davidson County, Tennessee, which plan is hereby referenced for a more complete and accurate description.

Being the same property conveyed to Tiffany L. Smith, unmarried and Mamie L. Smith-Faust, married by Warranty Deed from NVR, Inc., a Virginia Corporation, Trading as Fox Ridge Homes of record in Instrument No. 20011024-0116416, Register's Office for Davidson County, Tennessee.

Parcel ID No: 135-12-0B-072.00-CO

For information purposes only: 2012 Nashboro Blvd, Nashville, TN 37217

Mail Tax Statements to:
SPH Property One, 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.

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.

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)