Karen Johnson Davidson County
Batch# 373665 DEEDWARRSP
03/17/2020 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20200317-0029476

SPECIAL WARRANTY DEED	STATE OF North Carolina COUNTY OF Mecklenburg THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of March, 2020. Notary Public MY COMMISSION EXPIRES: 5/6/24 (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)
Bryan Timothy Crutcher and Rebecca Crutcher 6224 Williams Grove Drive Brentwood, TN 37027	Bryan Timothy Crutcher and Rebecca Crutcher 6224 Williams Grove Drive Brentwood, TN 37027	172-13-0A-004.00-CO

For and in consideration of the sum of Five Hundred Ten Thousand And No/100 Dollars ($510,000.00), 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 **Bryan Timothy Crutcher and Rebecca Crutcher, 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. 18 on the Plan of Section One, Williams Grove, of record in Plat Book 9700, pages 580, 581 and 582, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to SPH Property One LLC, a Delaware limited liability company by Warranty deed from Jennifer D. Pitts and James D. Pitts, wife and husband of record in Instrument No. 20191004-0101463 Register's Office for Davidson County, Tennessee, dated October 3, 2019 and recorded on October 4, 2019.

Being the same property conveyed to Jennifer D. Pitts and James D. Pitts, wife and husband by Warranty deed from Edith Williamson, a widow of record in Instrument No. 20120103-0000218 Register's Office for Davidson County, Tennessee, dated 12/30/2011 and recorded on 01/03/2012.

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 ☒ 6224 Williams Grove Drive, 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 27 day of February, 2020.

SPH Property One LLC, a Delaware Limited Liability Company

By: _____
Name: Shweta Shastri
Its: Authorized Signatory

State of Georgia
County of DeKalb

I, Katrina Harlan, a Notary Public for the said County and State, do hereby certify that Shweta Shastri personally appeared before me this day and acknowledged that (s)he is the authorized signatory 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 27 day of February, 2020.

_____ Notary Public

Katrina Harlan
Notary's Printed or Typed Name

My Commission Expires:
6/20/2023

KATRINA D HARLAN
NOTARY PUBLIC
BARROW COUNTY, GA
MY COMMISSION EXPIRES
JUNE
20
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.

State of North Carolina
County of Mecklenburg

Personally appeared before me, Bridget L. Jolly (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: 5/6/24

Notary Seal (if on paper)

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