Karen Johnson Davidson County
Batch# 375603 DEEDWARR
03/20/2020 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20200320-0031050

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 12/15/21
(AFFIX SEAL)

SPECIAL WARRANTY DEED

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12.15.2021
COUNTY OF WILLIAMSON

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)
Rachel Landry and Alexander Landry 7417 Riverland Drive Nashville, TN 37221	Rachel Landry and Alexander Landry 7417 Riverland Drive Nashville, TN 37221	126-16-0A-633.00-CO

For and in consideration of the sum of Three Hundred Twenty-Five Thousand And No/100 Dollars ($325,000.00), 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 **Rachel Landry and Alexander Landry, wife and husband,** 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. 388 on the Plan of Final Plat of Riverwalk, Phase 4C of record in Plat at Instrument No. 20060328-035052, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to SPH Property One LLC, a Delaware limited liability company by Warranty deed from Willie J. Stewart and wife, Veronica N. Stewart of record in Instrument No. 20200204-0013005 Register's Office for Davidson County, Tennessee, dated January 31, 2020 and recorded on February 4, 2020.

Being the same property conveyed to Willie J. Stewart and wife, Veronica N. Stewart by Warranty deed from Celebration Homes, LLC of record in Instrument No. 20070827-0102191 Register's Office for Davidson County, Tennessee, dated August 08, 2007 and recorded on August 27, 2007.

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 ☒ 7417 Riverland Drive, Nashville, TN 37221

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 19th day of March, 2020.

SPH Property One LLC, a Delaware Limited Liability Company

By: _____
Name: Tyree Anderson
Its: Authorized Signatory

State of Georgia
County of Gwinnett

I, Trina Robinson, a Notary Public for the said County and State, do hereby certify that Tyree Anderson personally appeared before me this day and acknowledged that (s)he is the Transaction Manager 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 11th day of March, 2020.

_____ Notary Public

Trina Robinson
Notary's Printed or Typed Name

My Commission Expires:
4-18-2023

TRINA ROBINSON NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 18, 2023

True Copy Certification

I, **Jennifer Pennell**, 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 Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022