Karen Johnson Davidson County
Batch# 379588 DEEDWARRSP
03/31/2020 08:40:12 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20200331-0034207

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2020. Notary Public MY COMMISSION EXPIRES: 9-6-22 (AFFIX SEAL) TENNESSEE NOTARY PUBLIC TRACEY PERRY COUNTY OF DAVIDSON

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)
Stephen Adam Hauser 913 Virginia Ave Nashville, TN 37216	Stephen Adam Hauser 913 Virginia Ave Nashville, TN 37216	061-11-0-039.00

For and in consideration of the sum of Four Hundred Fifty Thousand And No/100 Dollars ($450,000.00), 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 One, LLLP, a Delaware limited liability limited partnership, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Stephen Adam Hauser, 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 the easterly 50 feet of Lot No. 39 on the Plan of Maplewood Manor Subdivision, of record in Plat Book 547, Page 102, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 39 fronts 50 feet on the Northerly side of Virginia Avenue and extends back between parallel lines 235 feet to a dead line.

Being the same property conveyed to SPH Property One, LLC, a Delaware limited liability company by Warranty Deed from Kristie Holdren and Matthew Holdren, wife and husband, of record in Instrument No. 20200114-0005025, Register's Office for Davidson County, Tennessee, dated January 13, 2020 and recorded on January 14, 2020.

Being the same property conveyed to Kristie Holdren and Matthew Holdren, wife and husband by Warranty Deed from William K. Carroll, married, of record in Instrument No. 20150401-0028250, Register's Office for Davidson County, Tennessee, dated March 30, 2015 and recorded on April 01, 2015.

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 ☒ 913 Virginia Ave, Nashville, TN 37216

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 11 day of March 2020, 2020.

SPH One, LLLP, a Delaware limited liability limited partnership

BY: _____

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 One, LLLP, a Delaware limited liability limited partnership, 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