Karen Johnson Davidson County
Batch# 383296 DEEDWARR
04/08/2020 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $842.86
20200408-0037220

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-18-23
(AFFIX SEAL)

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK191783TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
SPH Property Two LLC, a Delaware Limited Liability Company	SPH Property Two LLC, a Delaware Limited Liability Company	
(NAME)	(NAME)	
4343 N. Scottsdale Road Scottsdale, AZ 85251	1301 2nd Ave., Floor 31 Seattle, WA 98101	165-09-0A-013.00-CO

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Twenty-Seven Thousand Eight Hundred And No/100 Dollars ($227,800.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **NELSON E. MADDOX, AND DAMITA J. MADDOX, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SPH PROPERTY TWO LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Section One, Lakewood Village of record in Plat Book 9700, Page 555, (boundary plat of record in Book 970, Page 464), 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 Renard A. Hirsch, Trustee by Quitclaim Deed from Nelson E. Maddox, of record in Instrument No. 20150824-0085410, Register's Office for Davidson County, Tennessee, dated August 21, 2015 and recorded on August 24, 2015 and within the same deed the said Renard A. Hirsch, Trustee conveyed his interest in the subject property to Nelson E. Maddox, et ux, Damita J. Maddox

Being the same property conveyed to Nelson E. Maddox by Corporate Form Special Warranty deed from HSBC Bank USA, National Association, as Trustee under the pooling and servicing agreement dated as of November 1, 2005, Fremont Home Loan Trust 2005-D, by Litton Loan Servicing, L.P., as attorney in fact of record in Instrument No. 20101217-0100512 Register's Office for Davidson County, Tennessee, dated November 08, 2010 and recorded on December 17, 2010.

unimproved ☐
This is improved ☒ property, known as 1817 Lakewood Village Drive, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

SUBJECT ONLY TO the permitted exceptions identified on the Title Insurance Policy procured by Grantee in connection with this transaction.

Witness Nelson E. Maddox, and Damita J. Maddox, husband and wife this 7 day of April, 2020

Nelson E. Maddox,

Damita J. Maddox

STATE OF TENNESSEE
COUNTY OF Williamson

On this 7 day of April 2020 before me personally appeared Nelson E. Maddox, and Damita J. Maddox, husband and wife to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 7 day of April 2020

Commission Expires: 9-18-23

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN

Notary Public

True Copy Certification

I, Danielle Chandler, 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.

Danielle Chandler

State of Tennessee
County of Williamson

Personally appeared before me, Meaghan G. Spruill (name of notary), a notary public for this county and state, Danielle Chandler (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Meaghan G. Spruill
Notary Signature

My commission Expires: 09/30/2021

Notary Seal (if on paper)

