Karen Johnson Davidson County
Batch# 433152 DEEDWARRSP
07/08/2020 01:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20200708-0073974

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 2020. Notary Public MY COMMISSION EXPIRES: 11/16/22 (AFFIX SEAL)

DAVID P WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/16/2022
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 2002 Richard Jones Road, Suite 306-C, Nashville, TN 37215

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Marie E. McGlone, James A. McGlone and Theresa A. McGlone 733 Jaywood Drive Old Hickory, TN 37138	Marie E. McGlone, James A. McGlone and Theresa A. McGlone 733 Jaywood Drive Old Hickory, TN 37138	063-16-0B-072.00-CO

For and in consideration of the sum of Two Hundred Eighty Thousand And No/100 Dollars ($280,000.00), 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 Two 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 **Marie E. McGlone, an unmarried woman, and James A. McGlone and Theresa A. McGlone, 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 all of Lot No. 74, on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), as shown by plat appearing of record in Book 6900, Pages 550, 551 and 552, as corrected by Certificate of record Book 7462, Page 445 and Book 8110, Page 402, and Amendment in Book 8181, Page 112, of the Registers Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to SPH Property Two LLC, a Delaware limited liability company by Warranty deed from Veronica T. Elders, not married of record in Instrument No. 20200203-0012388 Register's Office for Davidson County, Tennessee, dated February 3, 2020 and recorded on February 3, 2020.

Being the same property conveyed to Veronica T. Elders, not married by Quit Claim deed from Le Ann Gregory, married of record in Instrument No. 20200106-0001757 Register's Office for Davidson County, Tennessee, dated January 06, 2020 and recorded on January 06, 2020.

Being the same property conveyed to Kathy J. Byers, Trustee by Quitclaim Deed from Le Ann Gregory, unmarried of record in Instrument No. 20080131-0009942, Register's Office for Davidson County, Tennessee, dated January 25, 2008 and recorded on January 31, 2008 and within the same deed the said

Kathy J. Byers, Trustee conveyed his interest in the subject property to Le Ann Gregory and Veronica Elders, as tenants in common with rights of survivorship.

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 ☒ 733 Jaywood Drive, Old Hickory, TN 37138

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 23 day of March, 2020.

SPH Property Two LLC, a Delaware Limited Liability Company

By: _____
Name: Carol Mahoney
Its: Authorized Signatory
State of Georgia
County of DeKalb

I, Kanisha Cobb, a Notary Public for the said County and State, do hereby certify that Carol Mahoney personally appeared before me this day and acknowledged that (s)he is the Authorized Signatory of SPH Property Two 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 23 day of March, 2020.

_____ Notary Public

Kanisha Cobb
Notary's Printed or Typed Name

My Commission Expires:
12/30/2023

KANISHA COBB NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES DECEMBER 30, 2023

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022