Prepared by:
Zillow Closing Services, LLC
3 Ravinia Drive NE, 10th Fl.
Atlanta, GA 30346

Return to:
ZILLOW CLOSING SERVICES – POST CLOSING
9001 Cypress Waters Blvd, Suite 3-B
Coppell, TX 75019-4786

Property Appraiser's Parcel ID #:
117-03-0D-247.00-CO
File Number: 2007-TN-104340
Consideration: $265,000.00

Karen Johnson Davidson County
Batch# 448235 DEEDWARR
07/31/2020 02:56:30 PM 5 pgs
Fees: $28.00 Taxes: $980.50
20200731-0084837

WARRANTY DEED

THIS WARRANTY DEED, executed this 31 day of July, 2020,

by and between the grantor, **Ira E. Phillips III , unmarried**

and the grantee, **SPH Property One, LLC, a Delaware Limited Liability Company** whose address is: 4343 N Scottsdale Rd, Ste 390, Scottsdale, AZ 85251

WITNESSETH: that for the sum of **Two Hundred Sixty Five Thousand Dollars and No Cents ($265,000.00)**

in hand paid by the grantee, the grantor does hereby convey to the grantee, his heirs and assigns, the following tract of land situated in Davidson County, State of Tennessee, to-wit:

See attached Exhibit A

Commonly known as: 247 Hillsboro Place, Nashville, TN 37215

And the grantor will WARRANT the title against all persons whomsoever.
IN WITNESS WHEREOF, the grantor has signed and sealed these presents the date first above written.

Ira E. Phillips III
Ira E. Phillips III

State of Virginia)
ss
County of Stafford)

On this 31 day of July, 2020 before me personally appeared Ira E. Phillips III, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that Ira E. Phillips III executed the same as their free act and deed.

ROBERT DELGADO
REGISTRATION NUMBER
7720379
COMMISSION EXPIRES
NOVEMBER 30, 2021

Notary Public

Robert Delgado
Printed Name

My commission expires: 11/30/2021
Notarized online using audio-video communication

OATH OF CONSIDERATION

State of Texas)
ss
County of Dallas)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $265000 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

SPH Property One, LLC,
a Delaware limited liability company

By: A Downey

Name: Amy Downey

Its: Authorized Signatory

This instrument was acknowledged before me on this day 31 July 2020 by Amy Downey, ,

Authorized Signor , SPH Property One, LLC, a Delaware limited liability company.

Kelli Jackson

Notary Public

KELLI JACKSON

Printed Name

My commission expires: 4/26/22

KELLI JACKSON
Notary Public, State of Texas
Comm. Expires 04-26-2022
Notary ID 125235182

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 247 on the Plan of Hillsboro Station Condominiums of record in Plat Book 6250, Pages 751, 752 and 753, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.
Being the same property conveyed to Ira E. Phillips, III by Quit Claim Deed from Ira E. Phillips, Jr. recorded on August 5, 2010 in 20100805-0061734 in the Register's Office of Davidson County, TN.

Parcel ID No: 117-03-0D-247.00-CO

For information purposes only: 247 Hillsboro Place, Nashville, TN 37215

Mail Tax Statements to:
SPH Property One, LLC, a Delaware Limited Liability Company
1301 N. 2nd Ave Fl 31
Seattle, WA 98101

New Owner's Address:
SPH Property One, LLC, a Delaware Limited Liability Company
4343 N Scottsdale Rd, Ste 390
Ste 390, Scottsdale, AZ 85251

True Copy Certification

I, Amir Saleem, 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 Texas

County of Dallas

Personally appeared before me, Kelli Jackson, a notary public for this county and state, Amir Saleem who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

KELLI JACKSON
Notary Public, State of Texas
Comm. Expires 04-26-2022
Notary ID 125235182

Notary's Signature

My Commission Expires: 4/26/22

Notary' Seal (if on paper)