Karen Johnson Davidson County
Batch# 471960 DEEDWARR
09/09/2020 08:42:30 AM 5 pgs
Fees: $28.00 Taxes: $1,117.40
20200909-0102396

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 #:
150-16-0A-078.00-CO
File Number: 2008-TN-105037
Consideration: $302,000.00

WARRANTY DEED

THIS WARRANTY DEED, executed this 4 day of September, 2020,

by and between the grantor, **Abram Royston, a single man**

and the grantee, **SPH Property Two, LLC, a Delaware limited liability company** whose address is: 4343 N Scottsdale Rd, Ste 390, Scottsdale, AZ 85251

WITNESSETH: that for the sum of **Three Hundred Two Thousand Dollars and No Cents ($302,000.00)**

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: 2824 Windcrest Trail, Antioch, TN 37013

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.

Abram Royston

Abram Royston

State of Tennessee)

ss

County of Davidson)

On this 4th day of September, 2020 before me personally appeared Abram Royston, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that Abram Royston executed the same as their free act and deed.

GARRETT COFFER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 6, 2023

Notary Public

Garrett Coffer

Printed Name

My commission expires: 11/6/2023

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 $ 302,000 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

SPH Property Two, LLC,
a Delaware limited liability company

By: A Downey

Name: Amy Downey
Its: Authorized Signatory

This instrument was acknowledged before me on this day 4th, of September, 2020 by Amy Downey, Authorized Signor , SPH Property One, LLC, a Delaware limited liability company.

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. 61 on the Final Plat of Windhaven Shores, Section Two of record in Instrument No. 20031210-0176853, Register's Office for said County, to which reference is made for a more complete description.
Being the same property conveyed to Abram Royston by Warranty Deed from Clarence D. Lewis and Jean P. Lewis recorded on October 31, 2013 in 20131031-0113115 in the Register's Office of Davidson County, TN.

Parcel ID No: 150-16-0A-078.00-CO

For information purposes only: 2824 Windcrest Trail, Antioch, TN 37013

Mail Tax Statements to:
SPH Property Two, LLC, a Delaware limited liability company
1301 N. 2nd Ave Fl 31
Seattle, WA 98101

New Owner's Address:
SPH **Property Two, LLC, a Delaware limited liability company**
4343 N Scottsdale Rd, 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)