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

Karen Johnson Davidson County
Batch# 479648 **DEEDWARRSP**
09/21/2020 09:55:46 AM 4 pgs
Fees: $23.00 Taxes: $1,017.50

20200921-0107665

Property Appraiser's Parcel ID #:

File Number: 2008-TN-105244
Consideration: ~~$264,000.00~~
$275,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 16 day of September, 2020,

by and between the grantor, **SPH Property One, LLC, A Delaware Limited Liability Company ,**

and the grantee, **Elizabeth Hasting, , unmarried ,** whose address is: 247 Hillsboro Pl, Nashville, TN 37215

WITNESSETH: that for the sum of **Two Hundred Sixty Four Thousand Dollars and No Cents ($264,000.00)**

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 Pl, Nashville, TN 37215

THIS CONVEYANCE is made subject to covenants, conditions, restrictions, reservations, limitations, easements, rights-of-way, encumbrances, liens, liabilities, and other matters as may appear of record, if any; current taxes and assessments; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any, all matters that would be disclosed by an accurate ATLA/ACSM survey or physical inspection of the property.

AND THE GRANTOR COVENANTS that he is seized and possessed of this land, and has a right to convey it, and warrants the title against all persons claiming under him.

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.

SPH Property One, LLC, A Delaware Limited Liability Company

By: _____

Name: Shneka Smith

Its: Authorized Signatory

State of Georgia)

ss

County of Cherokee)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Shneka Smith with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself or herself to be the Authorized Signatory of SPH Property One, LLC, A Delaware Limited Liability Company, the within named bargainor, a limited liability company, and that he or she as such Authorized Signatory, with the authority so to do, executed the within instrument for the purposes therein contained by signing the name of the limited liability company as such Authorized Signatory.

WITNESS my hand and official seal at office this 16 day of September, 2020.

Sabrina Moreno

Notary Public

Sabrina Moreno

Printed Name

My commission expires: 8.22.2021

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 SPH Property One, LLC, a Delaware limited liability Company by Warranty Deed from Ira E. Phillips, III recorded on July 31, 2020 in 20200731-0084837 in the Register's Office of Davidson County, TN.

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

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

Mail Tax Statements to:
247 Hillsboro Pl
Nashville, TN 37215

New Owner's Address:
247 Hillsboro Pl
Nashville, TN 37215

OATH OF CONSIDERATION

State of Tennessee)
ss
County of Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $275,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Elizabeth Hasting

This instrument was acknowledged before me on this day 18th, of September, 2020 by Elizabeth Hasting.

Notary Public

Ryan Dieck

Printed Name

Commission expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024