Prepared by:
Zillow Closing Services, LLC
3 Ravinia Drive NE
Atlanta, GA 30346

Karen Johnson Davidson County
Batch# 505072 DEEDWARR
10/30/2020 10:18:30 AM 6 pgs
Fees: $33.00 Taxes: $1,108.52
20201030-0126677

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

Property Appraiser's Parcel ID #:
161100A04900CO
File Number: 2009-TN-106003
Consideration: $299,600.00

WARRANTY DEED

THIS WARRANTY DEED, executed this 27th day of October, 2020,

by and between the grantor, **Graham Wolfe and Erin Caitlin Wolfe, husband and wife and Gerald Dale Garber, a married 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 **Two Hundred Ninety Nine Thousand Six Hundred Dollars and No Cents ($299,600.00)**

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: 5304 Village Way, Nashville, TN 37211

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.

Graham Wolfe

Graham Wolfe

Erin Caitlin Wolfe

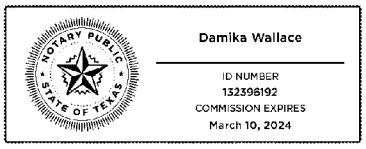
Erin Caitlin Wolfe

State of Texas)

ss

County of Tarrant)

On this 27th day of October, 2020 before me personally appeared Graham Wolfe and Erin Caitlin Wolfe, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that Graham Wolfe and Erin Caitlin Wolfe executed the same as their free act and deed.



Damika Wallace

Notary Public

Damika Wallace

Printed Name

My commission expires: 03/10/2024

Notarized online using audio-video communication

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.

Gerald Dale Garber

Gerald Dale Garber

State of Louisiana)

ss

County of Lafayette)

On this 7th day of October, 2020 before me personally appeared Gerald Dale Garber, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that Gerald Dale Garber executed the same as their free act and deed.

Pearl M. Champagne

Notary Public

Pearl M. Champagne

Printed Name

My commission expires: At Death

PEARL M. CHAMPAGNE
Notary Public ID No. 68950
Lafayette Parish, Louisiana
With Statewide Jurisdiction
My Commission is For Life

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 $ 299,600 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 27th, of October,

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. 68 on the Plan of Villages of Brentwood, Phase One, of record in Book 5200, page 613, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.
Being the same property conveyed to Erin Caitlin Wolfe, married and Gerald Dale Garber, married by Warranty Deed from Simon Carr and Kelly Carr, husband and wife recorded on March 18, 2014 in 2014038-0022105 in the Register's Office of Davidson County, TN.

Parcel ID No: 161100A04900CO

For information purposes only: 5304 Village Way, Nashville, TN 37211

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)