Karen Johnson Davidson County
Batch# 640010 DEEDWARRSP
05/19/2021 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,007.14
20210519-0067829

STATE OF North Carolina
COUNTY OF Mecklenburg

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 12-30-2023

(AFFIX SEAL)

VIGNA E. TEIGEORGE NOTARY PUBLIC CABARRUS COUNTY, NC My Comm. Expires 12/30/2023

SPECIAL WARRANTY DEED

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)
Nicolo Franceschetti, an unmarried person 3700 Lausanne Dr Nashville, TN 37211	Nicolo Franceschetti, an unmarried person 3700 Lausanne Dr Nashville, TN 37211	161-15-0B-051.00

For and in consideration of the sum of Two Hundred Ninety-Seven Thousand Nine Hundred And No/100 Dollars ($297,900.00), 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 Three 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 Nicolo Franceschetti, an unmarried person, 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 Unit No. 214 together with the private elements appurtenant thereto, on the Plan of RoseMonte, Phase 2 (hereinafter referred to as the "Plan"), a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed of RoseMonte Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20051117-0138877, and First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office. Reference is hereby made to the plan of RoseMonte Townhomes, shown on Exhibit "B" to the First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078, for a more complete identification and description of said Unit.

Being the same property conveyed to SPH Property Three, LLC, a Delaware limited Liability Company by Warranty deed from Dylan Thomas Spriggs, as single man of record in Instrument No. 20210202-0014852 Register's Office for Davidson County, Tennessee, dated January 29, 2021 and recorded on February 02, 2021; Corrective Deed from Dylan Thomas Spriggs to SPH Property Three, LLC, a Delaware limited liability company dated April 12, 2021 and recorded April 13, 2021 in Instrument No. 202010413-0049002, Register's Office for Davidson County, Tennessee.

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 ☒ 3700 Lausanne Dr, Nashville, TN 37211

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 21 day of April, 2021.

SPH Property Three LLC, a Delaware Limited Liability Company

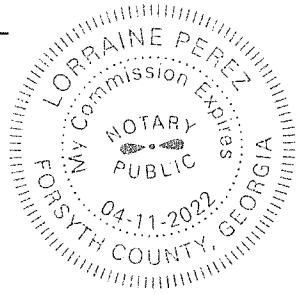
By: _____
Name: Shrieka Smith
Its: Authorized Signatory
State of GA
County of Forsyth

I, Lorraine Perez, a Notary Public for the said County and State, do hereby certify that Shrieka Smith personally appeared before me this day and acknowledged that (s)he is the Authorized Signer of SPH Property Three 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 21 day of April, 2021.

_____ Notary Public

Lorraine Perez
Notary's Printed or Typed Name

My Commission Expires:
4-11-22



True Copy Certification

I, Brittany N Counts, 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.

State of North Carolina

County of Mecklenburg

Personally appeared before me, Signa Eitelgeorge (name of notary), a notary public for this county and state, Brittany N Counts (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My commission Expires: 12-30-2023

Notary Seal (If on paper)

SIGNA EITELGEORGE
NOTARY
My Comm. Expires
12/30/2023
PUBLIC
CABARRUS COUNTY, NC