WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $331,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: 12/7/20
(AFFIX SEAL)

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES DECEMBER 7, 2020

O-VRES-17-1717B-1

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Andrew Bates	Farmington Mortgage, a div of Capstar Bank	
(NAME) **1717 B McKinney Avenue**	(NAME) 2002 Richard Jones Road Suite 300A	081-020-M-002.00-CO
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RIBBON CUTTER, INC., A DELAWARE CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW BATES, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, Townhomes at 1717 Mckinney Avenue Townhomes, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Townhomes at 1717 McKinney Avenue Townhomes, of record in Instrument No. 20160630-0067012, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Ribbon Cutter, Inc., a Delaware corporation by Warranty deed from Integrity First Realty, LLC, a Tennessee limited liability company of record in Instrument No. 20150818-0083248 Register's Office for Davidson County, Tennessee, dated August 11, 2015 and recorded on August 18, 2015.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 19, Register's Office for Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160630-0067012, Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1717 B McKinney Avenue, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20170024274 DEEDWARR
Recvd: 03/22/17 11:19 2 pgs
Fees:13.00 Taxes:1226.55
20170322-0027953

Witness my/our hand(s) this the 20th DAY OF MARCH, 2017.

Ribbon Cutter, Inc., a Delaware corporation

BY: _____
Michael Thomas
President

STATE OF Mo.
COUNTY OF St. Louis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL THOMAS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the PRESIDENT of RIBBON CUTTER, INC., A DELAWARE CORPORATION the within named bargainor, a limited liability company, and that he/she as such PRESIDENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20 of March, 2017.

Dennis M. Stahl
Notary Public
My Commission Expires: 03-31-2017
(SEAL)

DENNIS M. STAHL
Notary Public - Notary Seal
State of Missouri, St Louis County
Commission # 13689592
My Commission Expires Mar 31, 2017

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212