WARRANTY DEED

Karen Johnson Davidson County
Batch# 224621 DEEDWARR
05/01/2019 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $732.60
20190501-0040585

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30TH DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 2/22/20

(AFFIX SEAL)

KIMBERLY PERRY NOTARY PUBLIC TENNESSEE My Comm Exp. FEBRUARY 22, 2020 COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ribbon Home SPV I, LLC, a Delaware limited liability company	Ribbon Home SPV I, LLC	053 02 0B 002.00
(NAME)	(NAME)	
227 W. 4th Street #237	227 W. 4th Street #237	
(ADDRESS)	(ADDRESS)	
Charlotte, NC 28202	Charlotte, NC 28202	
(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 considerations, the receipt of which is hereby acknowledged, I/we Dave G. Douglas and Aiza Douglas, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Ribbon Home SPV I, LLC, a Delaware limited liability company, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee and being Unit B, as set out in Declaration of Covenants, Conditions, and Restriction and By Laws for Fairway View Townhomes, Phase One, A Horizontal Property Regime with private elements Recorded in Instrument No. 20110421-0030846, Register's Office for Davidson County, Tennessee, Reference is hereby made to said Instrument for a more Complete and binding Legal description.

Being the same property conveyed to Dave G. Douglas, married by Warranty Deed from Mike Suggs, dated September 27, 2012 and recorded October 02, 2012 of record in Instrument Number. 20121002-0089689, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 4675, Page 55, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, restrictions and easements, if any, recorded as Book 4765, Page 877, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; Covenants, conditions, restrictions and easements, if any, recorded as Instrument No. 201104210030846, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; and Charter of Fairway View Townhomes Owners' Association recorded as Instrument Number. 201104210030847, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1609B Merritt Street, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 30th day of April, 2019.

Dave G. Douglas

Aiza Douglas

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dave G. Douglas and Aiza Douglas, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of April, 2019.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TRUE COPY CERTIFICATON

I, Jill Simmons, 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.

Jill Simmons
Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of April, 2019.

Lissa Groom
Notary Public

My Commission Expires: 9.16.2020

