WARRANTY DEED

Karen Johnson Davidson County
Batch# 249787 DEEDWARR
06/27/2019 03:33:46 PM 2 pgs
Fees: $13.00 Taxes: $1,154.40

20190627-0062712

R-VRES-19-001329

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/7/2020

(AFFIX SEAL)

ANNE MARIE CHANDLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires October 7, 2020

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)
Ribbon Home SPV I, LLC	NEW OWNER	
(NAME)	(NAME)	**126-16-0A-681-00-CO**
1435 West Morehead Street		
(ADDRESS)	(ADDRESS)	
Charlotte, NC 28208		
(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, **RICHARD T. JACKSON AND ANNA L. JACKSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RIBBON HOME SPV I, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** 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 Lot No. 586 on the Plan of Final Plat of Parkview at Riverwalk, Phase 2 of record in Plat at Instrument No. 20061101-0135728, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Richard T. Jackson and Anna L. Jackson, husband and wife by Warranty deed from David Omar Burgess and Heather Roxane Burgess, husband and wife of record in Instrument No. 20160422-0039469 Register's Office for Davidson County, Tennessee, dated April 21, 2016 and recorded on April 22, 2016.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record as Instrument Number 20061101-0135728, Register's Office of Davidson County, Tennessee.
- Plan of record in Plat Book 1, Page 25 and 121, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions for Riverwalk with By-Laws appended thereto, of record in Instrument Number 20011105-0121083, as amended in Instrument Number 20020424-0050565, Instrument Number 20040430-0049313, Instrument Number 20040506-0051985, Instrument Number 20050308-0025001, Instrument Number 20060320-0031638, Instrument Number 20061103-0136691, and Instrument Number 20061214-0154502, Register's Office for Davidson County, Tennessee.
- Charter of Riverwalk Nashville Homeowners Association, Inc. of record in Instrument Number 20020425-0051371, in the Register's Office for Davidson County, Tennessee.
- Open Space and Common Area of record in Instrument Number 20040827-0103644 and Instrument No. 20071220-0145869, in the Register's Office for Davidson County, Tennessee.
- Easement for Tennessee Valley Authority of record in Book 4205, Page 194, Book 4226, Page 715, and Book 4257, Page 647, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easement to United States of America of record in Book 4230, Page 987, in the Register's Office for Davidson County, Tennessee.
- Easement for Tennessee Electric Power Co. of record in Book 751, Page 375, and Book 787, Page 7, in the Register's Office for Davidson County, Tennessee.
- Easement for Harpeth Valley Utilities District of record in Book 7526, Page 315, Book 7526, Page 318, Book 7526, Page 324 and Book 7601, Page 404, in the Register's Office for Davidson County, Tennessee.
- Easement for Storm Water Detention of record in Instrument Number 20010919-0101279, Instrument Number 20021119-0143687, Instrument Number 20040826-0103240 and Instrument Number 20040318-0030734, in the Register's Office for Davidson County, Tennessee.
- Landscape Agreement of record in Instrument Number 20010919-0101280, in the Register's Office for Davidson County, Tennessee.
- Easement for Nashville, Chattanooga & St. Louis Railway of record in Book 513, Page 396, in the Register's Office for Davidson County, Tennessee.

- Possible right of CSX Transportation Railroad to increase its right-of-way to the full extent of this charter.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1329 Westvale Drive, Nashville, Tennessee 37221**.

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.

Witness my/our hand(s) this the 20th DAY OF JUNE, 2019.

Richard T. Jackson by Anna L. Jackson as Attorney in Fact

Richard T. Jackson by Anna L. Jackson as Attorney in Fact

Anna L. Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNA L. JACKSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RICHARD T. JACKSON, and who acknowledged he/she/they executed the same as the free act and deed of the said RICHARD T. JACKSON.

Witness my hand and official seal, this the 20th of June, 2019.

Notary Public
My Commission Expires:
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNA L. JACKSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of June, 2019.

Notary Public
My Commission Expires:
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212