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Karen Johnson Davidson County
Batch# 250603 **DEEDWARR**
07/01/2019 10:15:58 AM 2 pgs
Fees: $13.00 Taxes: $902.80

20190701-0063432

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,000.00

Jennifer C. Hoffman
Affiant

Subscribed and sworn to before me, this 27TH DAY OF JUNE, 2019.

Patti Robitaille
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES MARCH 31, 2023

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
~~Diane Watson, Unmarried~~ Ribbon Home SPV1, LLC	New Owner (NAME)	
~~3244 Woodpoint Drive~~ 1435 W. Morehead St. Ste 130 (ADDRESS)	(ADDRESS)	059-04-0A-201.00
~~Nashville, TN 37207~~ Charlotte, NC 28208 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Emmanuel Mitchell and Victoria Mitchell husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ~~Diane Watson, Unmarried~~, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

* Ribbon Home SPV1, LLC., a Delaware limited liability company

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 173 ON THE PLAN OF FINAL PLAT OF PHASE 4, 5, & 6, BROOKVIEW SUBDIVISION OF RECORD IN PLAT AT INSTRUMENT NO. 20060303-0025044, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO EMMANUEL L. MITCHELL, A SINGLE MAN, BY WARRANTY DEED FROM KAYLA M. ADAMS, AN UNMARRIED WOMAN, OF RECORD IN INSTRUMENT NO. 20170202-0011514, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

VICTORIA MITCHELL JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST, IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS SUBJECT TO THE TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3244 Woodpoint Drive, Nashville, TN 37207
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 27th ~~day of June~~, 2019.

Emmanuel Mitchell

Victoria Mitchell

STATE OF Tennessee

WARRANTY DEED
(Continued)

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Emmanuel Mitchell and Victoria Mitchell husband and wife, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of June, 2019.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072