Karen Johnson Davidson County
Batch# 256036 DEEDWARR
07/12/2019 10:01:27 AM 2 pgs
Fees: $13.00 Taxes: $1,776.00
20190712-0068075

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $480,000.00 Ashley A. Ayub Affiant Subscribed and sworn to before me, this the 10th day of July, 2019. J B Mills Notary Public My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Christopher M. Smalley Ashley A. Ayub	BETTER MORTGAGE CORP.	105160I00100CO
519 Waycross Drive	7 WORLD TRADE CENTER	
Nashville, TN 37211	NEW YORK, NY 10048	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **RIBBON HOME SPV I, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER M. SMALLEY AND ASHLEY A. AYUB, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: aka CMS

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes At 521 Waycross Drive of record as Instrument No. 20180911-0090160, Scrivener' s Affidavit recorded in Instrument No. 20180920-0093300 and being shown on Plat attached thereto as Exhibit "C", 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 a portion of the same property conveyed to Arthur L. Ray, single man by Warranty deed from Darvis Miles Hudson and wife, Sandra Nowak Hudson of record in Instrument No. 20030821-0121486 Register's Office for Davidson County, Tennessee, dated August 14, 2003 and recorded on August 21, 2003.

Being a portion of the same property conveyed to Build Nashville, LLC, A Tennessee Limited Liability Company by Warranty deed from Arthur L. Ray, a single man of record in Instrument No. 20180911-0090159 Register's Office for Davidson County, Tennessee, dated September 04, 2018 and recorded on September 11, 2018.

Being the same property conveyed to Ribbon Home SPV I, LLC by Warranty deed from Build Nashville, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190627-0062715 Register's Office for Davidson County, Tennessee, dated June 13, 2019 and recorded on June 27, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 519 Waycross Drive, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of July, 2019.

Ribbon Home SPV I, LLC, a Delaware Limited Liability Company

By: Rocky Faw
Rocky Faw, Authorized Agent

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF ~~DAVIDSON~~ Mecklenburg

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rocky Faw, Authorized Agent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Ribbon Home SPV I, LLC, a Delaware Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 9th day of July, 2019.

Katiera Davis
Notary Public

My Commission Expires: 04-07-2024

KATIERA DAVIS
Notary Public
Mecklenburg
County
My Comm. Exp.
04-07-2024
NORTH CAROLINA