WARRANTY DEED

Karen Johnson Davidson County
Batch# 262468 DEEDWARR
07/26/2019 09:13:49 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20190726-0073578

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF July 2019

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) My Commission Expires Nov 5, 2019

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Suzanne Craig and Richard Craig	SAME	
(NAME) 401 Clairton Court	(NAME)	131-5-C 401 CO
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **RIBBON HOMES SPV I, LLC**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **SUZANNE CRAIG AND HUSBAND RICHARD CRAIG,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. F-401 on the Plan of Hillsborough Condominiums, of record in plat Book 6250, page 699, and as shown as an exhibit to Master Deed of record in Book 6822, page 721, Register's Office for Davidson County, Tennessee, to which references are hereby made for a more complete description thereof.

Being the same property conveyed to Ribbon Homes SPV I, LLC by deed from Lee H. Jones and wife, Elizabeth Haupert, of record in Instrument No. 20190624-0060838, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 401 Clairton Court, Nashville, TN 37215
(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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Witness my hand this 23rd day of July, 2019

RIBBON HOMES SPV I, LLC

BY: RIBBON HOMES, INC., SOLE MEMBER

BY: _____

ROCKY FAW, COMPANY SIGNATORY

STATE OF NC
COUNTY OF Mecklenburg

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Rocky Faw with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Company Signatory of Ribbon Homes, Inc., Sole Member of Ribbon Homes SPV I, LLC, the within named bargainor, a Delaware limited liability company, and that he as such Company Signatory of Ribbon Homes, Inc., Sole Member of Ribbon Homes SPV I, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Company Signatory of Ribbon Homes, Inc., Sole Member of Ribbon Homes SPV I, LLC.

Witness my hand and official seal this 23rd day of July, 2019.

Commission expires: 04-07-2024

_____
Notary Public

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