Karen Johnson Davidson County
Batch# 264245 DEEDWARR
07/30/2019 04:00:48 PM 2 pgs
Fees: $13.00 Taxes: $1,154.40
20190730-0075093

Warranty Deed

BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE 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 $312,000.00 Affiant Subscribed and sworn to before me, this the 26th day of July, 2019. 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:
Melissa Patton	Ameris Bank	126-16-0A-681-00-CO
1329 Westvale Drive	1800 Parkway Place, Suite 820	
Nashville, TN 37221	Marietta, GA 30067	

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 LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MELISSA PATTON, SINGLE WOMAN**, 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:

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.

Being the same property conveyed to Ribbon Home SPV I, LLC by Warranty deed from Richard T. Jackson and Anna L. Jackson, husband and wife of record in Instrument No. 20190627-0062712 Register's Office for Davidson County, Tennessee, dated June 20, 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 1329 Westvale Drive, Nashville, TN 37221, 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 26th day of July, 2019.

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

By: _____
Rocky Faw, Authorized Agent

STATE OF NC
COUNTY OF 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 26th day of July, 2019.

_____
Notary Public

My Commission Expires: 04-07-2024

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