WARRANTY DEED

Karen Johnson Davidson County
Batch# 282670 DEEDWARR
09/09/2019 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20190909-0090820

STATE OF Georgia
COUNTY OF Gwinnett
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $245,000.00

Dana Gilbert
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28 DAY OF AUGUST, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES

DEBRA M DZINA NOTARY PUBLIC GWINNETT COUNTY, GEORGIA My Commission Expires 03-14-2023

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1279KH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
RIBBON HOME SPV I, LLC	Ribbon Home SPV I, LLC	
1435 W Morehead St. Ste. 130, Charlotte, NC 28208	1435 W Morehead St. Ste 130 Charlotte, NC 28208	150 08 0 122.00

FOR AND IN 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, WE,

JUAN AGUILAR-ESTRADA, A MARRIED MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RIBBON HOME SPV I, LLC, A DELAWARE LIMITED LIABILITY COMPANY

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:

Lot 460, PHASE I, SOMERSET, as shown on plat of record in Plat Book 6900, Page 690 and 691, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Juan Aguilar-Estrada, married, by Warranty Deed from Jonie Chavez, unmarried, of record in Instrument No. 20151203-0121750, in the Register's Office of Davidson County, Tennessee, dated November 23, 2015 and recorded on December 03, 2015.

Jeymy Villagran joins in executing this deed, conveying any marital interest she may have in said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. **County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.**

2. **Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.**

3. **Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase I, Somerset, as recorded in Plat Book 6900, Page(s) 690 and 691.**

4. **Declaration of Covenants, Conditions and Restrictions recorded in Book 7619, Page 647, and amendments recorded in Book 7657, Page 583, Book 7675, Page 923, Book 8708, Page 630 and Instrument No. 20060405-0039162 and Supplementary recorded in Book 7776, Page 826, Book 8201, Page 770, Book 8663, Page 384, Book 9036, Page 326, Book 9065, Page 744, Book 9072, Page 572, Book 9245, Page 332 and Book 9696, Page 654.**

5. **Terms and provisions of By-Laws of Somerset Homeowners Association, Inc. recorded in Book 7619, Page 679, as amended in Book 9647, Page 472, Book 9509, Page 363 and in Instrument No. 20090513-0044145.**

6. **Conveyance of Common Open Space to Somerset Homeowners Association, Inc. by Quitclaim Deed of record in Book 7768, Page 455**

This is improved property known as 1217 Huntingboro Ct, Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 our hand on the 28th day of August, 2019.

Juan Aguilar-Estrada

Jeymy Villagran.

Jeymy Villagran

STATE OF Arkansas
COUNTY OF Lawrence

Personally appeared before me, a Notary Public of said County and State, JUAN AGUILAR-ESTRADA AND JEYMY VILLAGRAN, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 at Walnut Ridge, Arkansas, this 28th day of August, 2019.

Notary Public

My Commission Expires: _____

OFFICIAL SEAL - #12378110
SHERRI FULTNER
NOTARY PUBLIC-ARKANSAS
LAWRENCE COUNTY
MY COMMISSION EXPIRES: 08-16-20

Certificate of Authenticity

I, NATHAN BYERLY, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Settlement Agent:

McMichael & Gray, PC

By: _____
Nathan Byerly

State of Georgia

County of Gwinnett

Personally appeared before me, Paul Jaretsky, a notary public for this county and state, Nathan Byerly who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me
this 23rd day of August 2019.

_____
Notary Public

My Commission Expires:

(NOTARY SEAL)

PAUL JARETSKY
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES MAY 22, 2020