Karen Johnson Davidson County
Batch# 284627 DEEDWARR
09/12/2019 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $902.80
20190912-0092386

WARRANTY DEED

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-19-2023

State of Tennessee
County of Sumner

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2019

Notary Public

MY COMMISSION EXPIRES: 6/19/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd., Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Diane L. Watson	Diane L. Watson	059 04 0A 201.00 CO
(NAME)	(NAME)	
3244 Woodpoint Dr.	3244 Woodpoint Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ribbon Home SPV I, LLC a Delaware limited liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Diane L. Watson, a single woman,** 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 Lot No. 173 on the Plan of Final Plat of Phase 4, 5 & 6, Brookview Subdivision, of record in Plat at Instrument Number 20060303-0025044, in the Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a complete description of said property.

BEING the same property conveyed to Ribbon Home SPV I, LLC, a Delaware limited liability company, by Warranty Deed from Emmanuel L. Mitchell and Victoria Mitchell, husband and wife, dated June 27, 2019 and recorded July 1, 2019 in Instrument Number 20190701-0063432; and the same property previously conveyed to Emmanuel L. Mitchell, a single man, by Warranty Deed from Kayla M. Adams, an unmarried woman, dated January 30, 2017 and recorded February 2, 2017 in Instrument Number 20170202-0011514, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3244 Woodpoint Dr., 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 hands this 29 day of August, 2019.

RIBBON HOME SPV I, LLC

Rocky Faw

By: Rocky Faw

Its: Director of Real Estate Operations

State of Tennessee
County of Sumner

Personally appeared before me, a notary public in and for the state and county aforementioned, 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 Authorized Signor of Ribbon Home SPV I, LLC and that he/she such Authorized Signer executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Director of Real Estate Operations

WITNESS my hand and seal this 29th day of August, 2019.

Katiera Davis

Notary Public
My Commission Expires: 04-07-2024

File No.: 20192182

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

True Copy Certification

I, Jennifer Hoffman, 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.

Jennifer A Hoffman
Signature

State of Tennessee

County of Sumner

Personally appeared before me, Patti Robitaille, a notary public for this county and state, Jennifer HOFFMAN who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Patti Robitaille
Notary's Signature

My Commission Expires: 3/1/2023
Notary' Seal (if on paper)

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY