Name and Address of New Owner:
Ribbon Home SPV I, LLC
1435 W. Morehead St.
Suite 130
Charlotte, NC 28208

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Karen Johnson Davidson County
Batch# 288605 DEEDWARR
09/19/2019 03:33:39 PM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20190919-0095442

Map & Parcel No: 014-00-0-205.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Vickie J. Clinard, unmarried,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ribbon Home SPV I, LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee and described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated November 04, 1994, as follows:

Beginning at an iron pin (found) in the Northerly margin, 50 feet from the center line of Stagner Road, a corner to Terry Chapman; thence with the margin of said road, North 79 degrees 57 minutes 52 seconds West 280.00 feet to an iron pin set in the margin of said road; thence leaving said road and with a new line, North 08 degrees 01 minutes 42 seconds East 465.00 feet to an iron pin set; thence continuing with a new line, South 79 degrees 57 minutes 52 seconds East 352.00 feet to an iron pin (found), corner to David Fuqua; thence with said Fuqua, South 64 degrees 05 minutes 56 seconds East 193.50 feet to a corner post, corner to said Fuqua, and a corner to said Chapman; thence with the line of said Chapman for the next ten calls as follows: South 05 degrees 57 minutes 37 seconds West 197.86 feet to a point; thence South 40 degrees 18 minutes 37 second West 16.00 feet to a 24" Oak tree; thence South 89 degrees 05 minutes 37 seconds West 76.74 feet to a 24" Oak tree; thence South 37 degrees 39 minutes 46 seconds West 58.83 feet to a 24" Oak tree; thence South 13 degrees 59 minutes 53 seconds West 53.83 feet to an 8" Hickory tree; thence North 89 degrees 40 minutes 53 seconds East 2.00 feet to a point; thence South 18 degrees 24 minutes 27 seconds West 43.00 feet to a point; thence North 78 degrees 51 minutes 08 seconds West 34.00 feet to a 30" Sycamore tree; thence North 53 degrees 46 minutes 08 seconds West 64.36 feet to a 30" White Oak tree; thence South 44 degrees 08 minutes 02 seconds West 81.07 feet to the beginning, containing 5.02 acres, more or less.

Being a part of the same property conveyed to James M. Clinard and wife, Marjorie Rollins Clinard by Warranty deed from C. E. Lewis and wife, Ophelia M. Lewis of record in Book 2705, page 281, Register's Office for Davidson County, Tennessee, dated November 25, 1957 and recorded on November 26, 1957. The said James M. Clinard is now deceased, leaving Marjorie Rollins Clinard as surviving tenant by the entirety.

Being the same property conveyed to Steven W. Clinard and wife, Vicki J. Clinard, by Quitclaim deed from Marjorie Rollins Clinard, unmarried, of record in Book 9527, page 389, Register's Office for Davidson County, Tennessee, dated November 21, 1994 and recorded on November 23, 1994. (Value or consideration shown in aforementioned deed $0.00.) The said Steven W. Clinard is deceased, leaving Vicki J. Clinard as surviving tenant by the entirety.

Being also known as 3536 Stagner Road, Nashville, Tennessee 37080.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13th day of September, 2019.

Vickie J. Clinard (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Vickie Clinard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of September, 2019.

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: 3/8/21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $299,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Brian Mitchell
(Affiant)

Sworn to and subscribed before me this
13th day of September, 2019.

Notary Public
My commission expires: 7/6/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. 2019-386