Karen Johnson Davidson County
Batch# 289999 DEEDWARR
09/24/2019 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $2,075.70
20190924-0096659

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-2207

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $561,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 20th day of September, 2019

Notary Public

Commission Expires: 12/15/21

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
John F. McDevitt and Suzanne M. McDevitt 5620 Highland Way Nashville, TN 37211	Ameris Bank and/or the Secretary of Veteran Affairs, ISAOA/ATIMA 1800 Perim. Pl. Suite 820	172-02-0-005.00

WARRANTY DEED

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, I/WE,

Ribbon Home SPVI, LLC, A Delaware Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John F. McDevitt and Suzanne M. McDevitt, husband and wife

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. 6 on the Plan of The Highlands Section Three of record in Plat Book 5050, Page 14, 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 Mitchell Todd and Stephanie Todd, husband and wife by Warranty deed from Virgil R. Kicker, married of record in Instrument No. 20160818-0086569 Register's Office for Davidson County, Tennessee, dated August 17, 2016 and recorded on August 18, 2016.

Being the same property conveyed to Ribbon Home SPVI, LLC, A Delaware Limited Liability Company by Warranty deed from Mitchell Todd and Stephanie Todd of record in Instrument No. 20190815-0081671 Register's Office for Davidson County, Tennessee, dated August 12, 2019 and recorded on August 15, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5620 Highland Way, Nashville, TN 37211

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10th day of September, 2019.

Ribbon Home SPVI, LLC, A Delaware Limited Liability Company

By: Rocky Faw
By: Rocky Faw
Its:

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF ~~WILLIAMSON~~ Mecklenburg

Before me, the undersigned Notary Public, for the State and County, aforesaid, personally appeared **Rocky Faw**, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who upon oath acknowledged himself to be the ~~Authorized signor~~ of **Ribbon Home SPVI, LLC**, and that he as such Authorized signor being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Charlotte (city), North Carolina (state) this 18th day of September, 2019.

Katiera Davis
Notary Public
My Commission Expires: 04-07-2024

(Notary Seal)

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

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY