(1)

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912605

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

Karen Johnson Davidson County
Batch# 296711 DEEDWARR
10/07/2019 09:10:11 AM 2 pgs
Fees: $13.00 Taxes: $2,092.35



20191007-0102182

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of October, 2019.

NOTARY PUBLIC

My commission expires: 4-13-22

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD Exp. 4-13-2022

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ribbon Home SPV I, LLC, a Delaware limited liability company 4608 Benton Smith Road Nashville, TN 37216	Same address as new owner	131-11-0-063.00

FOR AND IN CONSIDERATION of the sum of Five Hundred Sixty Five Thousand Five Hundred and 00/100 Dollars ($565,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CASSIE E. MEANS NKA CASSIE MEANS LONG, MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **RIBBON HOME SPV I, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 21 on the Plat of Section I, Seven Hills Subdivision, of record in Book 2133, Pages 81 and 82, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Cassie E. Means by Warranty Deed from Reggie H. Allen, married (joined by his spouse, Cathy Allen), dated 3/25/15 and recorded 4/10/15 in Instrument Number 20150410-0031906, Register's Office for Davidson County, Tennessee. Cassie E. Means is now married to Taylor M. Long and known as Cassie Means Long. The said Taylor M. Long hereby joins in this conveyance to waive any marital rights granted to a spouse by law in said property.

The address of the herein described property is believed to be 4608 Benton Smith Road, Nashville, TN 37216, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 1st day of October, 2019.

CASSIE E. MEANS NKA CASSIE MEANS LONG

TAYLOR M. LONG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Cassie E Means NKA Cassie Means Long and Taylor M. ~~Means~~ *Long, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 1st day of October, 2019.

Notary Public

Katherine Warren
Printed Notary Name

My commission expires: 4-13-22

KATHERINE WARREN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF RUTHERFORD
Exp. 4-13-2022