(1)

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

ELIZABETH HARLAND WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JANUARY 30, 2022

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $565,500.00

Affiant

Subscribed and sworn to before me, this 31st day of October, 2019.

Notary Public

My commission expires: 1-30-22

Karen Johnson Davidson County
Batch# 312664 DEEDWARR
11/07/2019 09:08:48 AM 2 pgs
Fees: $13.00 Taxes: $2,092.35

20191107-0114968

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Heath O. Cahoon and Elizabeth Jade Cahoon	**New Owner**	**131-11-0-063.00**
4608 Benton Smith Road		
Nashville, TN 37215		

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 ACKNOWLEDGE, WE,

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

Heath O. Cahoon and Elizabeth Jade Cahoon, 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. 21 on the Plan of Section I, Seven Hills of record in Plat Book 2133, Pages 81 and 82, 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 Cassie E. Means, by Warranty, from Reggie H. Allen, married, dated March 24, 2015, of record in Instrument No. 20150410-0031906, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Ribbon Home SPV I, LLC, a Delaware limited liability company, by Warranty Deed, from Cassie E. Means NKA Cassie Means Long, married, dated October 1, 2019, of record in Instrument No. 20191007-0102182, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 2249, Page 192, amended in Book 9563, Page 187, Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 4608 Benton Smith Road, Nashville, TN 37215

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 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 hand(s) this 31st day of October, 2019

Ribbon Home SPV I, LLC, a Delaware Limited Liability Company

By: _____
Rocky Faw, Company Signatory

STATE OF North Carolina
COUNTY OF Mecklenburg

Before me, the undersigned, of the state and county mentioned, personally appeared Rocky Faw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Company Signatory of Ribbon Home SPV I, LLC, the within named bargainor, a Limited Liability Company, and that such Rocky Faw as such Company Signatory, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Company Signatory.

Witness my hand and seal, this 31st day of October, 2019.

_____
Notary Signature
My commission expires: 04-07-2024

File #: **19-399**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

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