This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 314127 **DEEDWARR**
11/12/2019 10:20:54 AM 2 pgs
Fees: $13.00 Taxes: $1,113.70
20191112-0116249

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, is $381,000.00

Affiant

Subscribed and sworn before me this the 8th day of November, 2019.

Notary Public
My commission expires: 12/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Tyler Houston Bradley	F & M Bank	062-04-0 013.00
705 Evergreen Trl	PO Box 451	
Madison, TN 37115	Clarksville, TN 37041	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RIBBON HOME SPV I, LLC**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **TYLER HOUSTON BRADLEY AND LAURA OLIVIA BRADLEY, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 75 on the plan of Marlin Meadows, Section No. 4, as of record in Plat Book 2133, Page 66, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 75 fronts 155 feet on the South side of Evergreen Trail and runs back between lines, 310.4 feet on the West line and 345.85 feet on the East line, which is a broken line, to a dead line in the rear on which it measures 166 feet.

Being the same property conveyed to Ribbon Home SPV I, LLC, A Delaware Limited Liability Company from John Banfield and Jayme Banfield, husband and wife, by Warranty Deed dated 09/04/2019, of record in Instrument No. 20190906-0090023, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED _ PROPERTY KNOWN AS 705 Evergreen Trl, Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 8th day of November, 2019.

Ribbon Home SPV I, LLC

By: ~~Rocky~~ Faw, Company Signatory

RAVEEN SUCHDEV

STATE OF North Carolina
COUNTY OF Mecklenburg

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Rocky Faw**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Company Signatory of the within named bargainor, a Limited Liability Company, and that he, as such Company Signatory, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by the said Rocky Faw as such Company Signatory.

Witness my hand and official seal this 7th day of November, 2019.

My Commission Expires: 10/14/23

Notary Public

TANECIA COPELAND
NOTARY PUBLIC
GASTON COUNTY
NORTH CAROLINA
MY COMMISSION EXPIRES 10/14/2023