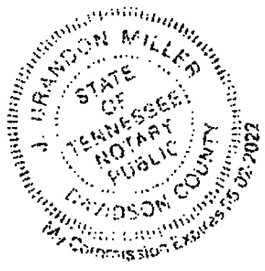
Karen Johnson Davidson County
Batch# 316469 DEEDWARR
11/15/2019 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,396.75
20191115-0118211

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $377,500.00.

Affiant

Subscribed and sworn to before me, this the 12th day of November, 2019.

Notary Public

My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kiersten Aubrey Burk	Gardner Financial Services LTD, dba Legacy Mutual Mortgage	155-08-0C-074.00-CO
609 Poplar Creek Trace Court	3503 Paesanos Parkway	
Nashville, TN 37221	San Antonio, TX 782[illegible]	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RIBBON HOME SPV I, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIERSTEN AUBREY BURK, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: VAB

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Poplar Creek Estates, Phase 2 of record in Plat Book 6900, Page (s) 339 through 347, inclusive, amended in Book 7900, page (s) 888 and 889 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 Michael Bentley and Monica Bentley, husband and wife by Warranty deed from Rollins Cobb and Mileah Nicole Cobb, husband and wife of record in Instrument No. 20140306-0019011 Register's Office for Davidson County, Tennessee, dated February 28, 2014 and recorded on March 06, 2014.

Being the same property conveyed to Ribbon Home SPV I, LLC by Warranty deed from Michael Bentley and Monica Bentley, husband and wife of record in Instrument No. 20191001-0100020 Register's Office for Davidson County, Tennessee, dated September 27, 2019 and recorded on October 1, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 609 Poplar Creek Trace Court, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of November, 2019.

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

By: _____
Rocky Faw, Authorized Agent

STATE OF North Carolina
COUNTY OF Mecklenburg

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rocky Faw, Authorized Agent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Ribbon Home SPV I, LLC, a Delaware Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 12th day of November, 2019.

_____
Notary Public

My Commission Expires: 10/14/23

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

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022