WARRANTY DEED

Karen Johnson Davidson County
Batch# 325775 DEEDWARR
12/06/2019 08:19:30 AM 4 pgs
Fees: $23.00 Taxes: $925.00
20191206-0125906

Address New Owners as:	Tax Bill To:	Map / Parcel
Ribbon Home SPV I, LLC, 1435 W. Morehead Street, Suite 130, Charlotte, NC 28208	New Owner	150 03 0 494.00
This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.		19-10-16029

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Steven Homes LLC, A Tennessee Limited Liability Company** , (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto **Ribbon Home SPV I, LLC, A Delaware Limited Liability Company**, (The "Grantee"), Grantee's successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot Number 2 on the final Plat for Village at Harbour Town, Section 1, of record in Instrument Number 20160429-0042352, Register's Office for Davidson County, Tennessee, to which plat reference hereby made for a more comprehensive description.
Instrument No. 20140108-0002189, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Steven Homes LLC, A Tennessee Limited Liability Company, by Quitclaim Deed from Terry Stevens and Anita G. Stevens, of record in Instrument Number 20140108-0002189, Register's Office for Davidson County, Tennessee.

This is improved property known as 3316 B Anderson Road Antioch 37013.

This conveyance is subject to the following:

1. Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
2. Easement as of record in Book 2875, Page 299, Book 5300, Page 909, said Register's Office.
3. Subject to all matters as disclosed on plat of record in Instrument No. 20160429-0042352, said Register's Office.

4. Easement in Book 2242, Page 235,and Partial Release recorded in Book 4438, Page 707, said Register's Office.
5. Subject to any exceptions you deem appropriate regarding Delinquent Property tax sale Decree record in Book 9530, Page 878. This regards tax parcel 15003048500. This parcel is noted in the legal description of vesting deed in Instrument No. 20140108-002189.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me this 22nd day of October, 2019.

Notary Public

My Commission Expires: 6/11/2023

LOGAN C. E. BELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
06/11/2023
COUNTY OF DAVIDSON

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors, and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 22nd day of October, 2019.

Steven Homes LLC,

member

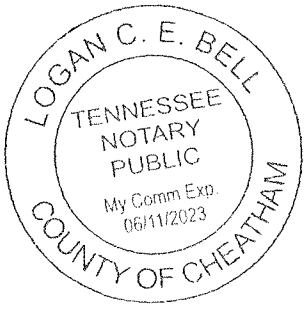
By: Terry Steven, Member

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Terry Steven, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be a Member for Steven Homes LLC, A Tennessee Limited Liability Company, and as such Member acknowledged that he is authorized to execute the foregoing instrument on behalf of Steven Homes LLC, A Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that he as such Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by him/herself as a Member.
Witness my hand this 22nd day of October 2019.

Notary Public

My Commission Expires: 6/11/2023



True Copy Certification

I, Andrew Nathaniel Byerly, 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 Georgia

County of Gwinnett

Personally appeared before me, Evelyn Grunfelder, a notary public for this county and state, Andrew Nathaniel Byerly 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: 10-15-2022
Notary' Seal (if on paper)

EVELYN GRUNFELDER NOTARY PUBLIC LUMPKIN COUNTY GEORGIA EXPIRES October 15, 2022