Karen Johnson Davidson County
Batch# 359834 DEEDWARR
02/19/2020 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $732.60
20200219-0018221

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 198,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th day of January, 2020.

Notary Public

Commission Expiration: 4-17-2023

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Victoria Covington 1609 B Merritt St. Old Hickory, TN 37138	SAME AS NEW OWNER.	-053-02-0B-002.00

WARRANTY DEED

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 ACKNOWLEDGED, WE, **Ribbon Home SPV I, LLC**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Victoria Covington, a single woman,** 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:

Property known as: 1609 B Merritt St., Old Hickory, TN 37138, County of Davidson

Being Unit B, as set out in Declaration of Covenants, Conditions, and Restrictions and By-Laws for Fairway View Townhomes, Phase One, A Horizontal Property Regime with private elements recorded in Instrument No. 20110421-0030846, Register's Office for Davidson County, Tennessee. Reference is hereby made to said instrument for a more complete and binding legal description.

Being the same property conveyed to Ribbon Home SPV I, LLC, by Warranty Deed from Dave G. Douglas and Aiza Douglas, husband and wife, dated 04/30/2019 and recorded 05/01/2019 in Instrument No. 20190501-0040585, Register's Office for Davidson County, Tennessee.

Also being the same property previously conveyed to Dave G. Douglas, married, by Warranty Deed from Mike Suggs, dated 09/27/2012 and recorded 10/02/2012 in Instrument No. 20121002-0089689, said Register's Office.

Tax Map and Parcel ID: 053-02-0B-002.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 1609 B Merritt St., Old Hickory, TN 37138

This is improved property known as: 1609 B Merritt St., Old Hickory, TN 37138

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 and assigns forever; and we do covenant with 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 unemcumbered, 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 hand this 14th day of January, 2020.

Ribbon Home SPV I, LLC, a Delaware limited liability company
By: Ribbon Home, Inc., its Managing Member

BY: Rocky Faw

Name: Rocky Faw
Authorized Signor

STATE OF NC COUNTY OF Mecklenburg

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Rocky Faw, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the **Authorized Signor for Ribbon Home, Inc.**, the within named bargainor, a limited liability company, and that he/she as **Authorized Signor**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing their names as **Authorized Signor for Ribbon Home, Inc.**

Witness my hand and official seal at office this 14th day of January, 2020.

Katiera Davis
Notary Public
Commission Expiration: 04-07-2024

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

True Copy Certification

I, **Melissa Turecki**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Melissa Turecki

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Shelly M. Walling,** a notary public for this county and state, **Melissa Turecki,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Walling

My Commission Expires:

