| | |
|---|---|
| **This Instrument Prepared By :**<br><br>Concord Title<br>664 Sango Road<br>Clarksville, TN 37043<br>File No. C20202801<br><br>**After Recording Return To :**<br><br>Midtown Title<br>600A Frazier Dr.<br>Franklin, TN 37067 | I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$340,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.<br><br>Affiant<br><br>Sworn to and subscribed before me this 9th day of March, 2020.<br><br>Notary Public<br>My Commission Expires: 2-23-21 |

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021

Karen Johnson Davidson County
Batch# 369354 DEEDWARR
03/09/2020 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20200309-0026201

# WARRANTY DEED

**THIS INDENTURE**, made this 9th day of March, 2020, among:

**HOLLY HAMPTON, UNMARRIED**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

**AND**

**RIBBON HOME SPV II, LLC, A DELAWARE LIMITED LIABILITY COMPANY**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

## WITNESSETH:

**THAT** the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

**Land in Davidson County, Tennessee, being Lot No. 547 on the Plan of Section Ten Bradford Hills of record in Plat Book 7900, Page 6, amended in Book 7900, Page 495, 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 Maurice A. Overton, an unmarried man, and Holly S. Hampton, an unmarried woman, as tenants in common with right of survivorship by Warranty deed from Rodney R. Parkin and Kirsten Parkin, husband and wife of record in Instrument No. 20150629-0062071 Register's Office for Davidson County, Tennessee, dated June 25, 2015 and recorded on June 29, 2015.**

**Also being the same property conveyed to Holly S. Hampton, unmarried, by Quit Claim Deed from Maurice A. Overton, unmarried and Holly S. Hampton, unmarried, of record in Instrument No. 20200227-002610 Register's Office for Davidson County, Tennessee, dated February 4, 2020 and recorded on 2/27/20.**

**Being also known as 3412 Cobble Street, Nashville, Tennessee 37211.**

**TOGETHER WITH AND SUBJECT TO** all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

**SUBJECT TO** all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

**FURTHERMORE,** the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

**THE SOURCE** of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

**WHENEVER** in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

**IN WITNESS WHEREOF** the undersigned have executed this instrument on the date first above written.

**Holly Hampton**

State of Tennessee
County of Montgomery

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Holly Hampton, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of March, 2020.

Notary Public
My Commission Expires: 6/7/20

WILLIAM R. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

**Owner Name & Property Address:**

Ribbon Home SPV II, LLC, a Delaware LLC
1435 West Morehead Street
Charlotte, NC 28208

**Responsible Party For Taxes:**

Ribbon Home SPV II, LLC, a Delaware LLC
1435 West Morehead Street
Charlotte, NC 28208

**Tax ID: 172-12-0B-169.00**

# True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

