Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones, a notary public for this county and state, Jill Neely who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christy Michelle Jones

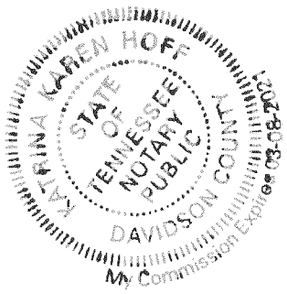
Notary's Signature

My Commission Expires: _____

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2021

Karen Johnson Davidson County
Batch# 391150 DEEDWARR
04/24/2020 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.96
20200424-0043239



WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,990.00

Affiant

Subscribed and sworn to before me, this 21ST DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 03-08-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ribbon Home SPV II, LLC, a Delaware limited liability company	Ribbon Home SPV II, LLC, a Delaware limited liability compan	
	(NAME)	
1435 W.Morehead St, Suite 130	1435 W.Morehead St, Suite 130	063-00-0-302.00
(ADDRESS)	(ADDRESS)	
Charlotte. NC 28208	Charlotte NC 28208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Matthew Frazier and Katie Menees Frazier, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ribbon Home SPV II, LLC, a Delaware limited liability company, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Tract No. II of 1733 Neelys Bend Road, as described by survey of Steven E. Artz, TN RLS No. 1708, dba Steven E. Artz & Associates, Inc., 4779 Hwy 41, North Springfield TN dated April 17, 2017, described as follows, to-wit:

BEGINNING at an iron pin (new), in the easterly margin of Neelys Bend Road, said iron pin being located from an iron pin (old), in the easterly margin of Neelys Bend Road, a corner of a tract which belongs to Harold L. Wilbur, having a deed reference in Instrument Number (IN) 20020410-0043959, RODCT., S 15 degrees 18' 42" E, 98.00 feet; thence S 07 degrees 32' 07" E, 197.59 feet to the point of Beginning, the northwest corner of this tract and continuing with a new line as follows: S 89 degrees 34 ' 00" E, 100.00 feet to an iron pin (new); thence N 73 degrees 44' 24" E, 52.22 feet to an iron pin (new); thence 89 degrees 34' 00" E, 1407.79 feet to an iron pin (new), in the westerly boundary of a tract of land which belongs to James L. Forkum; thence with a new line, N 89 degrees 34' 00" W, 1551.84 feet to an iron pin (new), in the easterly margin of Neelys Bend Road; thence with the easterly margin of Neelys Bend Road, as follows: N 07 degrees 22' 25" E, 49.48 feet; thence with a curve to the left, having a radius of 730.15 feet, an arc distance of 90.90 feet, and a chord bearing and distance of N 03 degrees 48' 27" E, 90.84 feet to the point of beginning, containing 5.48 acres, more or less, as surveyed by Steven E. Artz, TN RLS No. 1708, dba Steven E. Artz & Associates, Inc., 4779 Hwy 41, North Springfield TN, dated April 17, 2017

The above described tract of land is served by a subsurface Sewage Disposal System easement, which is described as follows:

Subsurface Sewage Disposal System Easement

Beginning at an iron pin (new) said iron pin being located from an iron pin (old), in the easterly margin of Neelys Bend Road, a corner of a tract which belongs to Harold L. Wilbur, having a deed reference in Instrument Number (IN) 20020410-0043959, RODCT., S 15 degrees 18' 42" E, 98.00 feet; thence S 07 degrees 32' 07" E, 197.59 feet; thence S 03 degrees 48'27" W, 90.84 feet; thence S 07 degrees 22' 25" W, 49.48 feet; thence S 89 degrees 34'00" E, 100.00 feet; thence N 73 degrees 44' 24" E, 52.22 feet to the point of beginning, the southwest corner of this easement and continuing with a new line, as follows: N 31 degrees 40' 43" E, 57.61 feet; thence S 87 degrees 45' 15" E, 76.86 feet; thence S 02 degrees 14' 45" W, 46.85 feet; thence N 89 degrees 34' 00" W, 105.23 feet tot he point of beginning, containing 0.10 acres, as surveyed Steven E. Artz, TN RLS No. 1708, dba Steven E. Artz & Associates, Inc., 4779 Hwy 41, North Springfield TN, dated April 17, 2017

BEING the same property conveyed to Matthew Frazier, Married, by warranty deed from Fifty Forward, Conservator for Opal Williams, of record as Instrument 20170614-0059493, Register's Office for Davidson County, Tennessee. Katie Menees Frazier, who was the spouse of Matthew Frazier when he took title, joins this conveyance for the purpose of conveying any right, title or interest, direct or implied, arising from the Final Decree of Divorce in the case of Matthew Burton Frazier vs. Katie Menees Frazier, Docket 18D-1127 in the Third Circuit Court for Davidson

WARRANTY DEED
(Continued)

County, Tennessee. Matthew Frazier and Matthew Burton Frazier are the same person. This property is not, and has not been, a residence of Matthew Frazier, Katie Menees Frazier, or any spouse of dependent of either.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1733 Neelys Bend Road, Madison, TN 37115
(House Number) (Street) (P.O.Address) (City or Town) (Postal Zip)

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 unencumbered, 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/our hand(s) this 21st day of April, 2020.

Matthew Frazier

Katie Menees Frazier

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 21st day of April, 2020.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 21st day of April, 2020.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

RETURN TO:
Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072