This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6756

Karen Johnson Davidson County
Batch# 404070 DEEDWARR
05/21/2020 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20200521-0052757

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

Scarlett Anita Carter
Affiant

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 18th day of May, 2020.

Notary Public
My Commission Expires: 9-24-22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Clint Carter and Scarlett Anita Carter 3412 Cobble Street Nashville, TN 37211	Caliber Home Loans, Inc. 1525 South Belt Line Road Coppell, TX 75019	172 12 0B 169.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ribbon Home SPV II, LLC, a Delaware Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Scarlett Anita Carter and Clint Carter, wife and husband**, 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:

Land in Davidson County, Tennessee, being Lot No. 547 on the Plan of Section Ten, Bradford Hills of record in Plat Book 7900, Page 495, corrected in Surveyor's Certificate of Correction in Book 9219, Page 115, 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 Ribbon Home SPV II, LLC, a Delaware Limited Liability Company, by Warranty Deed from Holly Hampton, unmarried, of record in Instrument No. 20200309-0026201, in the Register's Office of Davidson County, Tennessee, dated March 09, 2020 and recorded on March 09, 2020.

Being the same property conveyed to Holly S. Hampton, Unmarried, by Quitclaim Deed from Maurice A. Overton, Unmarried and Holly S. Hampton, Unmarried, of record in Instrument No. 20200227-0021610, in the Register's Office of Davidson County, Tennessee, dated February 04, 2020 and recorded on February 27, 2020.

Being the same property conveyed to Maurice A. Overton, an Unmarried Man, and Holy S. Hampton, an Unmarried Woman, as Tenants in Common with the Right of Survivorship, by Warranty Deed from Rodney R. Parkin and Kirsten Parkin, Husband and Wife, of record in Instrument No. 20150629-0062071, in the Register's Office of Davidson County, Tennessee, dated June 25, 2015 and recorded on June 29, 2015.

This is ☒ improved or ☐ unimproved property located at: **3412 Cobble Street, Nashville, TN 37211**.

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying its prorated share thereof to the Grantees who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~18th~~ 15th day of May, 2020.

GRANTOR:

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

By: Sharon Sinclair
Sharon Sinclair, Member

STATE OF ~~TENNESSEE~~ NORTH CAROLINA
~~COUNTY~~ OF Mecklenburg

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sharon Sinclair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a Member of Ribbon Home SPV II, LLC, a Delaware limited liability company, and that she is authorized by Ribbon Home SPV II, LLC to execute this instrument on its behalf.

WITNESS my hand and seal at office this ~~18th~~ 15th day of May, 2020.

MARVIN NEIL OMAR PHIDD NOTARY PUBLIC MECKLENBURG COUNTY, NC My Commission Expires February 2, 2025

Marvin Neil Omar Phidd
Notary Public
My Commission expires: 2/2/25

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.

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.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM