Karen Johnson Davidson County
Batch# 414632 DEEDWARR
06/15/2020 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,135.53
20200615-0060773

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 $ 306,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st day of June, 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:
Jason K. Gleaves and Rachel Gleaves 3536 Stagner Rd. Joelton, TN 37080	SAME AS NEW OWNER.	-014-00-0-205.00

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 **Jason K. Gleaves and Rachel Gleaves** 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: 3536 Stagner Rd., Joelton, TN 37080, County of Davidson

Beginning at an iron pin (found) in the Northerly margin, 50 feet from the center line of Stagner Road, a corner to Terry Chapman; thence with the margin of said road, North 79 degrees 57 minutes 52 seconds West 280.00 feet to an iron pin set in the margin of said road; thence leaving said road and with a new line, North 08 degrees 01 minutes 42 seconds East 465.00 feet to an iron pin set; thence continuing with a new line, South 79 degrees 57 minutes 52 seconds East 352.00 feet to an iron pin (found), corner to David Fuqua; thence with said Fuqua, South 64 degrees 05 minutes 56 seconds East 193.50 feet to a corner post, corner to said Fuqua, and a corner to said Chapman; thence with the line of said Chapman for the next ten calls as follows: South 05 degrees 57 minutes 37 seconds West 197.86 feet to a point; thence South 40 degrees 18 minutes 37 second West 16.00 feet to a 24" Oak tree; thence South 89 degrees 05 minutes 37 seconds West 76.74 feet to a 24" Oak tree; thence South 37 degrees 39 minutes 46 seconds West 58.83 feet to a 24" Oak tree; thence South 13 degrees 59 minutes 53 seconds West 53.83 feet to an 8" Hickory tree; thence North 89 degrees 40 minutes 53 seconds East 2.00 feet to a point; thence South 18 degrees 24 minutes 27 seconds West 43.00 feet to a point; thence North 78 degrees 51 minutes 08 seconds West 34.00 feet to a 30" Sycamore tree; thence North 53 degrees 46 minutes 08 seconds West 64.36 feet to a 30" White Oak tree; thence South 44 degrees 08 minutes 02 seconds West 81.07 feet to the beginning, containing 5.02 acres, more or less.

Being the same property previously conveyed to Steven W. Clinard and wife, Vicki J. Clinard, by Quitclaim Deed from Marjorie Rollins Clinard, unmarried, dated 11/21/1994 and recorded 11/23/1994 in Book 9527, Page 389, Register's Office for Davidson County, Tennessee. The said Steven W. Clinard predeceased

Vickie J. Clinard, leaving Vickie J. Clinard as the sole owner of the subject property.

Being the same property conveyed to Ribbon Home SPV I, LLC, by Warranty Deed from Vickie J. Clinard, unmarried, dated 09/13/2019 and recorded 09/19/2019 in Instrument No. 20190919-0095442, said Register's Office.

Tax Map and Parcel ID: 014-00-0-205.00

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: 3536 Stagner Rd., Joelton, TN 37080

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 hand this 1st day of June, 2020.

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

BY: _____

Name: Sharon Sinclair
Authorized Signor

STATE OF ~~Tennessee~~ North Carolina

COUNTY OF Mecklenburg

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Sharon Sinclair,** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Authorized Signor for Ribbon Home SPV I, LLC,** the within named bargainor, a limited liability company, and that he as **Authorized Signor for Ribbon Home SPV I, LLC,** being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his name as **Authorized Signor for Ribbon Home SPV I, LLC,** .

Witness my hand and official seal at office this 1st day of June, 2020.

Marvin Neil Omar Phidd
Notary Public
Commission Expiration: 2/2/25

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

LTE File No.: 20-1658TN

True Copy Certification

I, **Milissa Loew**, 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.

Milissa Loew

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

Personally, appeared before me, **Shelly M Walling,** a notary public for this county and state, **Milissa Loew,** 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:

