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THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-28717

Karen Johnson Davidson County
Batch# 426210 **DEEDWARR**
06/25/2020 11:39:22 AM 2 pgs
Fees: $13.00 Taxes: $1,590.63

20200625-0068766

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 429,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF June, 2020.

Notary Public

MY COMMISSION EXPIRES: January 8, 2024

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ribbon Home SPV II, LLC	NEW OWNER	
1435 W Morehead Street, Ste 130		085040A21000CO
Charlotte, NC 28208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Ralph Griggers and Beverly Payge McMahon, both unmarried,**

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 GRANTEE, ITS SUCCESSORS 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. 210 on the Plan of Final Plat The Reserve At Stone Hall Phase 1, Section 2d, Planned Unit Development A Cluster Lot Subdivision of record in Plat at Instrument No. 20141014-0094506, 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 Ralph Griggers an unmarried man and Beverly Payge McMahon an unmarried woman, as tenants in common with the right of Survivorship by Warranty deed from Meritage Homes of Tennessee, Inc., an Arizona Corporation of record in Instrument No. 20151204-0122497 Register's Office for Davidson County, Tennessee, dated November 24, 2015 and recorded on December 04, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **4844 Medalist Circle, Hermitage, TN 37076.**

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 our hands this the 23rd day of June, 2020.

Ralph Griggers

Beverly Payge McMahon by Ralph Griggers, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ralph Griggers,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he_ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 23rd day of June, 2020.

My Commission expires: Jan 8, 2024

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Ralph Griggers,** to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of **Beverly Payge McMahon,** and who acknowledged that he executed the same as the free act and deed of **Beverly Payge McMahon.**

Witness my hand and official seal this the 23rd day of June, 2020.

My Commission expires: Jan 8, 2024

Notary Public