WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31 DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

Margaret B. Means
State of Tennessee
Notary Public
Davidson County
My Commission Expires September 7, 2021

B-SWBC-20-2208

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sharita Bell	**SWBC Mortgage**	
(NAME)	(NAME)	
2208 Silverton Drive	**9311 San Pedro Ave., Ste. 100**	**050-00-0-164.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**San Antonio, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RIBBON HOME SPV I, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHARITA BELL, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot No. 89 on the Plan of Final Plat Belle Arbor PUD, Phase 5A(formerly known as Victory Village PUD) of record in Plat at Instrument No. 20190626-0062059, 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 NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20191231-0134851 Register's Office for Davidson County, Tennessee, dated December 30, 2019 and recorded on December 31, 2019.

Being the same property conveyed to Ribbon Home SPV I, LLC, a Delaware Limited Liability Company by Quitclaim Deed from Ribbon Home SPV II, LLC a Delaware Limited Liability Company of record in Instrument NO 20200729-0083693 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Plan of record in Plat at Instrument No. 20190626-0062059, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20100203-0008782, corrected and amended at Instrument No. 20160225-0018112, amended at 20171116-0117974, corrected at 20171122-0119839, amended at 20180105-0001817 and 20190708-0066428, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6181, Page 43, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 6218, Page 217, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains Pumps and Appurtenances of record in Instrument Number 20160128-0008211 and 20160128-0008261, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20160127-0007948, in the Register's Office for Davidson County, Tennessee.
- Quitclaim deed of common areas to the Homeowners Association of record in Instrument Number 20180410-0033776, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2208 Silverton Drive, Nashville, Tennessee 37207**.

Karen Johnson Davidson County
Batch# 449637 **DEEDWARR**
08/04/2020 02:42:36 PM 2 pgs
Fees: $13.00 Taxes: $888.00

20200804-0086320

Warranty Deed

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 30th DAY OF JULY, 2020.

Ribbon Home SPV I, LLC

BY: _____
Sharon Sinclair
Authorized Signor

STATE OF North Carolina
COUNTY OF Mecklenburg

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHARON SINCLAIR, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED SIGNOR of RIBBON HOME SPV I, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED SIGNOR executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th of July, 2020.

Marvin Neil Omar Phidd
Notary Public
My Commission Expires: 2/2/25
(SEAL)

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

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212