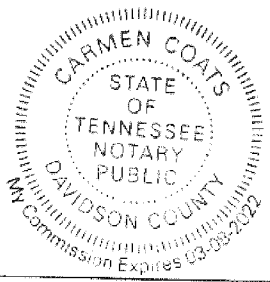
Karen Johnson Davidson County
Batch# 460327 DEEDWARR
08/19/2020 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,590.63
20200819-0093629

Warranty Deed



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 18th day of August, 2020.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Joseph S. Pelton Heather L. Moore Pelton	NBKC Bank	085-04-0A-210.00-CO
4844 Medalist Circle	8320 Ward Parkway	
Hermitage, TN 37076	Kansas City, MO 64114	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RIBBON HOME SPV II, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH S. PELTON AND HEATHER L. MOORE PELTON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 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.

Being the same property conveyed to Ribbon Home SPV II, LLC, a Delaware Limited Liability Company by Warranty deed from Ralph Griggers and Beverly Payge McMahon, both unmarried of record in Instrument No. 20200625-0068766 Register's Office for Davidson County, Tennessee, dated June 23, 2020 and recorded on June 25, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4844 Medalist Circle, Hermitage, TN 37076, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of August, 2020.

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

By: Sharon Sinclair
Sharon Sinclair, Authorized Agent

STATE OF North Carolina
COUNTY OF Mecklenburg

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sharon Sinclair, Authorized Agent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Ribbon Home SPV II, LLC, a Delaware Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 17th day of August, 2020.

Marvin Neil Omar Phidd
Notary Public

My Commission Expires: 2/2/25

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

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022