WARRANTY DEED

Karen Johnson Davidson County
Batch# 536863 DEEDWARR
12/17/2020 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20201217-0149273

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF DECEMBER 2020.

Notary Public

MY COMMISSION EXPIRES: 05-09-23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
McMichael & Gray, P.C.,

File No.: TNRIB-122020081-OTH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
John B. Hoffman	John B. Hoffman	Tax Map: Parcel ID: 147-05-0-087.00
(NAME) 327 Wauford Drive	(NAME) 327 Wauford Drive	
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Nashville, Tennessee 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED AND SIXTY THOUSAND AND NO/100 DOLLARS ($360,000.00), 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 II, LLC A DELAWARE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN B. HOFFMAN HEREINAFTER CALLED THE GRANTEE, HIS 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(s) 87, as shown on the map entitled Section One (Revised) Caldwell Hall, of record in Plat Book 2900, pages 57-59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

HUSBAND AND WIFE, of record in Instrument No. 20200622-0066447, dated June 19, 2020, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 327 Wauford Drive, Nashville, Tennessee 37211

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 9th day of December 2020.

Ribbon Home SPV I, LLC

BY: _____ (SEAL)
Paula Meyer, Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

On this 9 day of December 2020, before me personally appeared Ribbon Home SPV II, LLC a Delaware limited liability company to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Mecklenburg County, North Carolina this 9th day of December 2020.

Commission Expires: March 26 2025

MELISSA DANIELY
Notary Public - North Carolina
Cabarrus County
My Commission Expires Mar 26, 2025

_____
Notary Public

True Copy Certification

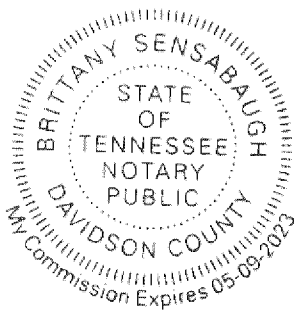
I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 05-09-23