THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 541842 DEEDWARR
12/23/2020 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.13
20201223-0152846

# WARRANTY DEED

| Address of New Owners: | Send Tax Bills To: | Tax ID No.: |
|---|---|---|
| Ribbon Home SPV II, LLC<br>1435 West Morehead Street, ste 130<br>Charlotte, NC 28208 | Owner | 128-10-0A-062.00 CO |

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Bradley S. Dickens, Unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Ribbon Home SPV II LLC, a Delaware Limited Liability Company**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

LAND in Davidson County. Tennessee being Lot No. 47 on the Plan of Section Two, Pine Forest of record in Book 11700. Pages 3, 4, 5, and 6. Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bradley S. Dickens, by Warranty Deed from Beazer Homes Corp., D/B/A Phillips Builders, a Tennessee Corporation, of record on April 23, 2001, at Instrument No. 20010423-0039644, Davidson County Register of Deeds.

This property commonly known as 412 WF Rust Court, Nashville, TN 37221.
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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** 21 **day of December, 2020:**

**Bradley S. Dickens**

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal, this 21 day of December, 2020:

Notary Public

My Commission Expires: _____

AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$574,900.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 21ST DAY OFDecember, 2020:

Notary Public

My Commission Expires: _____

MEREDITH MALLOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023



20201223015284B

# 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