Karen Y Johnson Davidson County
Batch# 152089 DEEDWARR
10/17/2018 12:50:51 PM 2 pgs
Fees: $13.00 Taxes: $675.25
20181017-0102984

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

SARAH M DOOLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2018

Notary Public

MY COMMISSION EXPIRES: 11/22/2021
(AFFIX SEAL)

Please Ret → **THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Molly Nickins	Southern Bank of Tennessee	75-12-A-77 CO
(NAME)	(NAME)	
4945 Scotts Creek Pkwy	1499 N. Mt. Juliet Rd.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Mount Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20182818

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, I/we, **Opendoor Property D LLC, a Delaware limited liability company** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Molly Nickins, a single woman**, hereinafter called the GRANTEES, 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. 148, on the Revised Plan, Section One, Greer Meadows at Cedar Creek, the same appearing of record in Plat Book 7900, page 115, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Yolanda Johnson, unmarried by deed from Yolanda Johnson, aka Yolanda B. Johnson, unmarried, dated October 9, 2014, of record in Instrument No. 20141105-0102145, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Opendoor Property D LLC, a Delaware limited liability company by deed from Yolanda Johnson, dated August 28, 2018, of record in Instrument No. 20180904-0087487, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is Improved ☒ property, known as 4945 Scotts Creek Pkwy, Hermitage, TN 37076
(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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 15th day of October, 2018

Opendoor Property D LLC

BY: Nicholas Krause

Authorized Signor

STATE OF Texas)
County OF Dallas)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Nicholas Krause, 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 Authorized Signer (or other officer authorized to execute the instrument) of Opendoor Property D, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Authorized Signer (or other authorized officer).

Witness my hand, at office, this 15th of October, 2018.

Smriti Bhandari

Notary Public

My Commission Expires: 07-27-2022

SMRITI BHANDARI
Notary Public, State of Texas
Comm. Expires 07-27-2022
Notary ID 131660585