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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 180917886**<br><br>NOTARY PUBLIC STATE OF TENNESSEE<br>ASHLEY PRIOR<br>Notary ID #131518400<br>My Commission Expires<br>April 5, 2022 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $446,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 19th day of October, 2018.<br><br>Notary Public<br>My Commission Expires: April 5, 2022 |

## WARRANTY DEED

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| Address New Owner:<br>Joslyn Hebda and Justin Jackson<br>1016 North 6th Street<br>Nashville TN 37207 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>08204011300 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Open Door Property D LLC, a Delaware limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Justin Jackson, unmarried and Joslyn Hebda, unmarried, as tenants in common** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being the Southerly 34-2/3 feet of Lot No. 130 on the Plan of Sharpe and Crutcher Addition of record in Book 57, Page 82, Register's Office of Davidson County, Tennessee. Said part of Lot 130 fronts 34-2/3 feet on the Westerly side of North 6th Street and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed by Warranty Deed from James J. Reynoso and wife, Carah C. Reynoso to Opendoor Property D LLC, a Delaware limited liability company as recorded on the 23rd day of August, 2018 in Instrument No. 20180823-0083762; Warranty Deed from 909 Development Group, LP, a Tennessee limited partnership to James J. Reynoso and wife, Carah C. Reynoso as recorded on the 23rd day of March, 2016 in Instrument No. 20160323-0027671; Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County, Tennessee to 909 Development Group LP as recorded on the 12th day of December, 2014 in Instrument No. 20141212-0113988 and Final Decree Confirming Sale to the Metropolitan Government of Nashville and Davidson County, Tennessee in Book 10228, Page 4, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SHARPE AND CRUTCHER ADDITION, as recorded in Plat Book 57, Page(s) 82.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20170308-0022942.

Karen Y Johnson Davidson County
Batch# 156064 **DEEDWARR**
11/02/2018 09:24:58 AM 2 pgs
Fees: $13.00 Taxes: $1,650.20

20181102-0108686

This is improved property located at 1016 North 6th Street Nashville TN 37207

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 19th day of October, 2018.

Open Door Property D LLC

By: Nicholas Krause
Nicholas Krause, Authorized Agent

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned, of the State and County aforesaid, 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 to be an Authorized Agent (or other officer authorized to execute the instrument) of Open Door Property D, LLC, a Delaware Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Dallas, TEXAS this 19th day of October, 2018.

Ashley Prior
Notary Public

ASHLEY PRIOR
Notary ID #131518400
My Commission Expires
April 5, 2022