Karen Y Johnson Davidson County
Batch# 179026 DEEDWARR
12/31/2018 09:33:30 AM 4 pgs
Fees: $23.00 Taxes: $1,128.50
20181231-0126121

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for the transfer is $305,000.00

Affiant-Clarke P. Carter

Affiant-David C. Carter

Affiant-Carol S. Carter

Subscribed and sworn to before me, this the 28th day of DECEMBER, 2018.

Notary Public

My commission expires: 5.2.22

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

This instrument prepared by and (MAIL) instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Ste. 400
Duluth, GA 30096
Tel. 770-497-9100

Send tax bills to:
Studio Bank
124 12th Avenue S.; Ste 400
Nashville, TN 37203

Name and address of new owner:
Clarke P. Carter and
David C. Carter and Carol S. Carter
757 Harpeth Trace Drive,
Nashville, TN 37221

Map parcel number: 143-02-0C-010.00

Source of Title: See Exhibit "A" attached hereto and incorporated herein.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

Opendoor Property C LLC, a Delaware Limited Liability Company,

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

Clarke P. Carter, an unmarried man, and David C. Carter and Carol S. Carter, husband and wife, as tenants in common with right of survivorship

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever. We covenant with the said Grantees that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those matters appearing of record and real property taxes.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hand this 6th day of December, 2018, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Opendoor Property C LLC, a Delaware Limited Liability Company

By: Opendoor Property Holdco C LLC, its sole member
By: OD Intermediate Holdco C LLC, its sole member
By: Opendoor Labs Inc., its sole member

By: _____
Name: Joy Whitlock
Title: Authorized Signer

STATE OF California

COUNTY OF San Francisco

Before me, Alexis N. Miner, Notary Public of the state and county mentioned, personally appeared Joy Whitlock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of Opendoor Property C LLC, the within named bargainor, a corporation, and that such president or officer as such Joy Whitlock, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Opendoor Property C LLC.

Witness my hand and seal, at office in 2018, this 6th day of December.

_____
Notary Public

Printed Name: Alexis N. Miner

My Commission Expires: Nov 7, 2020

ALEXIS N. MINER
Notary Public - California
San Francisco County
Commission # 2171053
My Comm. Expires Nov 7, 2020

EXHIBIT A

For Information purposes only - Street Address: 757 Harpeth Trace Drive, Nashville, TN 37221

County: Davidson

File Number: 157232

Tax Parcel ID/APN: 143-02-0C-010.00

Land in Davidson County, Tennessee, being Unit No. 10 on the Plan of Harpeth Knoll, Planned Unit Development of record in Plat Book 5200, Page 764, 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 Paul W. Moore and Gayle S. Moore, by Warranty deed from Martha Carole Fletcher, unmarried of record in Instrument No. 20040512-0054615 Register's office for Davidson County, Tennessee, dated May 03, 2004 and recorded on May 12, 2004. (Value of consideration shown in aforementioned deed $191,000.00.).

Being the same property conveyed to Michael J. McClellan by Warranty deed from Paul W. Moore and Gayle S. Moore, husband and wife of record in Instrument No. 20170629-0065649 Register's Office for Davidson County, Tennessee, dated June 27, 2017 and recorded on June 29, 2019. (Value of consideration shown in aforementioned deed $231,300.00.).

Being the same property conveyed to Opendoor Property C LLC, a Delaware limited liability company by Warranty deed from Michael J. McClellan, a single person of record in Instrument No. 20181022-0104489 Register's Office for Davidson County, Tennessee, dated October 18, 2018 and recorded on October 22, 2018. (Value of consideration shown in aforementioned deed $282,500.00.).

Being also known as 757 Harpeth Trace Drive, Nashville, Tennessee 37221.

True Copy Certification

I, Anita Lester, 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, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

