Karen Johnson Davidson County
Batch# 187360 DEEDWARR
01/23/2019 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,069.30
20190123-0006628

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

Send tax bills to:
First Community Mortgage
262 Robert Rose Dr. Ste. 101
Murfreesboro, TN 37124

Name and address of new owner:
Terri Michele Carver
6425 Paddington Way
Antioch, TN 37013

Map parcel number: 151-09-0A-052.00-CO

Natalie Davenport
State of Tennessee Notary Public
Rutherford County

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 day of January, 2019

Notary Public
My Commission Expires 6/19/21

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 Acquisition LLC, a Delaware Limited Liability Company,

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

TERRI MICHELE CARVER, SINGLE WOMAN

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

TAX PARCEL ID/APN (For informational purposes only): 151-09-0A-052.00-CO

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Final Plat, Long Hunter Chase, a Residential Planned Unit Development, Phase 1, Section II of record in Plat Book 9700, Page 638, 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 Jeremy P. Haggard and Misty I. Haggard, husband and wife by Special Warranty deed from Wells Fargo Bank, N.A., as Trustee of Residential Mortgage Trust 2008-R1 of record in Instrument No. 20130108-0002311 Register's Office for Davidson County, Tennessee, dated November 15, 2012 and recorded on January 08, 2013. (Value of consideration shown in aforementioned deed $162,500.00.)

Being the same property conveyed to Opendoor Property Acquisition LLC, a Delaware Limited Liability Company by Warranty deed from Jeremy P. Haggard and Misty Haggard of record in Instrument No. 20180627-0061837 Register's Office for Davidson County, Tennessee, dated June 22,

2018 and recorded on June 27, 2018. (Value of consideration shown in aforementioned deed $295,500.00.)

Being also known as 6425 Paddington Way, Antioch, Tennessee 37013.

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.

Whenever 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 hand this 18 day of January, 20 19, 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 Acquisition LLC, a Delaware Limited Liability Company

By: Opendoor Labs Inc., its sole member

By: Nicholas Krause
Name: Nicholas Krause
Title: Authorized Signer

STATE OF Texas

COUNTY OF Dallas

Before me, Brittany Sanchez 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 such person to be president (or other officer authorized to execute the instrument) of Opendoor Labs Inc., the within named bargainor, a corporation, and that such president or officer as such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Authorized Signer.

Witness my hand and seal, at office in January, this 18 day of 2019.

Notary Public

Printed Name: Brittany Sanchez

My Commission Expires: 9-17-22

BRITTANY SANCHEZ-ROLDAN
Notary Public, State of Texas
Comm. Expires 09-17-2022
Notary ID 131725310

True Copy Certification

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

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, **Teresa Taylor**, a notary public for this county and state, **Loren Manderson** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 6-15-19

Notary Seal

TERESA TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY