RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1911722

WARRANTY DEED

Karen Johnson Davidson County
Batch# 223290 **DEEDWARR**
04/29/2019 11:10:17 AM 2 pgs
Fees: $13.00 Taxes: $780.33

20190429-0039100

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of April, 2019.

NOTARY PUBLIC

My commission expires: 4-13-22

KATHERINE WARREN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF RUTHERFORD
Exp. 4-13-2022

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Opendoor Property C LLC, a Delaware Limited Liability Company	New owner	075 10 0 082.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Ten Thousand Nine Hundred and 00/100 Dollars ($210,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JASON AMBURGEY, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **OPENDOOR PROPERTY C LLC, A DELAWARE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 132, on the Plan of Hermitage Estates, as of record in Plat Book 3300, Page 70 and 71, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said property.

Being that same property conveyed to Jason Amburgey and Lindsey LaBeff, husband and wife, by Warranty Deed from Kimberly Michele Neal, an unmarried woman, dated 8/10/2007 and recorded in Instrument No. 20070821-0099912, Register's Office for Davidson County, Tennessee. Further conveyed to Jason Amburgey by Quit Claim Deed dated November 19, 2015 and recorded in Instrument No. 20160104-0000422, said Register's Office.

The address of the herein described property is believed to be 8221 Gordon Lane, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 19th day of April, 2019.

JASON AMBURGEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Jason Amburgey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 19th day of April, 2019.

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

Katherine Warren
Notary Public

Katherine Warren
Printed Notary Name

My commission expires: 4-13-22