Karen Johnson Davidson County
Batch# 224540 DEEDWARR
05/01/2019 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $910.20
20190501-0040435

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-0570

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,000.00

Affiant

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12-15-2021 COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 29th day of April, 2019

Notary Public

Commission Expires: 12/15/21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Opendoor Property C LLC 304 Bonnahurst Drive Hermitage, TN 37076	SAME AS BUYER	075-09-0-005.00

WARRANTY DEED

FOR AND IN 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,

Robert Woodrow-Albert Cole, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Opendoor Property C LLC, a Delaware Limited Liability Company LLC, a Limited Liability Company

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. 579 on the Plan of Section Six, Hermitage Hills of record in Plat Book 3300, Page 10, 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 Robert Woodrow-Albert Cole by Warranty deed from Steve Cramer, unmarried of record in Instrument No. 20160606-0056427 Register's Office for Davidson County, Tennessee, dated June 03, 2016 and recorded on June 06, 2016. Robert Woodrow-Albert Cole, married, his spouse Ilene Cole hereby joined in the executive of this instrument, for the purpose of conveying marital interest in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 304 Bonnahurst Drive, Hermitage, TN 37076

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 we so covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 26 day of April, 2019.

X _____
Robert Woodrow-Albert Cole

X _____
Ilene Cole

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert Woodrow-Albert Cole and Ilene Cole** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage (City), Tennessee (State) this 26 day of April, 2019.

SHELIAH AMBURGEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 3.3.2020
(Notary Seal)

X _____
Notary Public
My Commission Expires: 03/03/2020

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY