Karen Johnson Davidson County
Batch# 241202 DEEDWARR
06/10/2019 04:05:30 PM 5 pgs
Fees: $28.00 Taxes: $936.10
20190610-0055673

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:
Sonua Bohannon
145 West End Place
Nashville, TN 37205

Name and address of new owner:
Sonua Bohannon
145 West End Place
Nashville, TN 37205

Map parcel number: 104-09-0G-045.00-CO

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 D LLC, a Delaware limited liability company,

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

Sonua Bohannon,

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.

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 20th day of May, 2019, 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 D LLC, a Delaware limited liability company

By: OD Equity Owner D LLC, its sole Member
By: Opendoor Property Acquisition Fund LP, its sole Member
By: Opendoor GP LLC, its General Partner
By: Opendoor Labs Inc., its sole Member

By: _____

Name: Nicholas Krause

Title: Authorized Signer

STATE OF Texas

COUNTY OF Dallas

Personally appeared before me, Ashley Prior, a Notary Public in and for said County and State, Nicholas Krause, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20 day of May, 20 19

_____

Notary Public

Printed Name: Ashley Prior

My Commission Expires: April 5, 2022

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

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Williamson)

The actual consideration (or value, whichever is greater) for this transfer is $253,000.00.

AFFIANT – ~~Sonua Bohannon~~

Subscribed and sworn to before me, this 7th day of June, 2019.

NOTARY PUBLIC

My Commission Expires:
3-13-22

Property address: 145 West End Place, Nashville, TN 37205

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 145 West End Place, Nashville, TN 37205

TAX PARCEL ID/APN (For informational purposes only): 104-09-0G-045.00-CO

Land in Davidson County, Tennessee, being Unit No. 45, located on the upper floor of Building No. D, Park Circle Condominiums, as shown in Exhibit B to the Master Deed establishing a Horizontal Property Regime of park Circle condominiums(now known as West End Place at 3500 West End Avenue), as of record in Book 6809, page 610-620, along with an undivided interest in the common elements thereto of 1.96078%, and subject to all terms and conditions of said Master Deed and By-Laws establishing a Horizontal Property Regime for Park Circle Condominiums as of record in Book 6809, pages 569 and following, and amended by Amendment to Master Deed for Park Circle Condominiums of record in Book 9992, Page 744 changing the Horizontal Property Regime to West End Place, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Matthew David Engesath by Warranty deed from Marc Pezzolla, unmarried of record in Instrument No. 20050329-0033773 Register's Office for Davidson County, Tennessee, dated March 28, 2005 and recorded on March 29, 2005. (Value of consideration shown in aforementioned deed $152,500.00.).

Being the same property conveyed to Prosperitas Partners, LLC, a Tennessee limited liability company by Quitclaim deed from Matthew David Engesath, married of record in Instrument No. 20171026-0110088 and Corrective Deed recorded in Instrument No. 20181008-0099433 Register's Office for Davidson County, Tennessee, dated October 26, 2017 and recorded on October 26, 2017. (Value of consideration shown in aforementioned deeds $0.00.)

Being the same property conveyed to Opendoor Property D LLC, a Delaware limited liability company by Warranty deed from Prosperitas Partners, LLC of record in Instrument No. 20181008-0099434 Register's Office for Davidson County, Tennessee, dated August 28, 2018 and recorded on October 08, 2018. (Value of consideration shown in aforementioned deed $257,000.00.)

Being also known as 145 West End Place, Nashville, Tennessee 37205.

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)