This instrument prepared by:
Opendoor Title, LLC
2170 Satellite Blvd., Suite 200
Duluth, GA 30097

This instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Suite 400
Duluth, GA 30096
Tel. 770-497-9100
File No: OD-NAS-182072

Karen Johnson Davidson County
Batch# 259817 DEEDWARR
07/22/2019 09:13:10 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20190722-0071360

Send tax bills to:
Matthew James Pringle and Lilian Lambert Pringle
4804 Hall Court
Nashville, TN 37211

Name and address of new owner:
Matthew James Pringle and Lilian Lambert Pringle
4804 Hall Court
Nashville, TN 37211

Map parcel number: 161-03-0-034.00161-03-0-034.00
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 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,

Matthew James Pringle and Lilian Lambert Pringle, Husband and Wife

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.

EXECUTED EFFECTIVE this the 14th **day of** June, **20**19.

GRANTOR:

OPENDOOR PROPERTY D LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: **OD EQUITY OWNER D LLC,**
A DELAWARE LIMITED LIABILITY COMPANY
Its: **Sole Member**
By: **OPENDOOR PROPERTY ACQUISITION FUND LP,**
A DELAWARE LIMITED PARTNERSHIP
Its: **Sole Member**
By: **OPENDOOR GP LLC,**
A DELAWARE LIMITED LIABILITY COMPANY
Its: **General Partner**
By: **OPENDOOR LABS INC.,**
A DELAWARE CORPORATION
Its: **Sole Member**

By: _____

Name: Nicholas Krause
Title: **Authorized Signatory**

ACKNOWLEDGEMENT

STATE OF TEXAS §
§
COUNTY OF Dallas §

This instrument was acknowledged before me on the 14 **day of** June, **20**19, **by** Nicholas Krause, **Authorized Signatory, OPENDOOR LABS INC., Sole Member of OPENDOOR GP LLC, General Partner of OPENDOOR PROPERTY ACQUISITION FUND LP, Sole Member of OD EQUITY OWNER D LLC, the Sole Member of OPENDOOR PROPERTY D LLC, a Delaware limited liability company, on behalf of said entity.**

_____
Notary Public, State of Texas

KYIESHA SMITH
Notary Public, State of Texas
Comm. Expires 01-11-2023
Notary ID 129276273

EXHIBIT A

STREET ADDRESS: 4804 Hall Court, Nashville, TN 37211

COUNTY: Davidson

CLIENT CODE: OD-NAS-182072

TAX PARCEL ID/APN: 161-03-0-034.00

The land referred to in this Commitment is described as follows:

Land in Davidson County, Tennessee, being Lot No. 445 on the Plan of Section Six, Caldwell Hall of record in Plat Book 2900, Page 148, in the Register's Office for Davidson County.

Said Lot No, 445 fronts 55.98 feet on the Easterly side of Hall Court and extends back 105.85 feet on the Northerly line and 265.9 feet on the Southwesterly line to a dead line in the rear, which is a broken line, measuring 287.25 feet thereon.

Being the same property conveyed to Paul A. Snider and wife, Mildred P. Snider by Warranty deed from Bradford S. Brown and wife, Nancy Jean Brown of record in Book 4532, page 97, Register's Office for Davidson County, Tennessee, dated August 24, 1971 and recorded on August 25, 1971. (Value or consideration shown in aforementioned deed $31,500.00.)

Being the same property conveyed to Opendoor Property D LLC, a Delaware Limited Liability Company by Warranty deed from Kristen Bachmann, Administrator of the Estate of Paul Snider of record in Instrument No. 20190513-0044760 Register's Office for Davidson County, Tennessee, dated May 10, 2019 and recorded on May 13, 2019.

(Value of consideration shown in aforementioned deed $321,100.00.) Being also known as 4804 Hall Court Nashville, Tennessee 37211

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Davidsoncounty)

The actual consideration (or value, whichever is greater) for this transfer is $350,000.00

Matthew James Pringle
AFFIANT – Matthew James Pringle

Lilian L. Pringle
AFFIANT – Lilian Lambert Pringle

Subscribed and sworn to before me, this 17th day of July, 2019.

Joyce Jordan
NOTARY PUBLIC
My Commission Expires:
12-19-20

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020

Property address: 4804 Hall Court, Nashville, TN 37211