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-184773

Karen Johnson Davidson County
Batch# 268822 DEEDWARR
08/08/2019 03:32:25 PM 4 pgs
Fees: $23.00 Taxes: $869.50

20190808-0079193

Send tax bills to:
Leach Family Trust
189 W. 8th Street, Chattanooga TN 37402
Name and address of new owner:
Leach Family Trust
189 W. 8th Street, Chattanooga TN 37402

Map parcel number: 064 16 0E 110.00
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 C LLC, a Delaware Limited Liability Company

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

Anthony Leach, Trustee of "The Leach Family Trust"

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-CE-19-317

Witness our hand this 10th day of July, 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 C LLC, a Delaware limited liability company

By: Opendoor Property Holdco C LLC, its sole member
By: OD Intermediate Holdco C LLC, its sole member
By: Opendoor Labs Inc., its sole member

By: _____
Name: Nicholas Krause
Title: Authorized Signer

STATE OF Texas

COUNTY OF Dallas

Personally appeared before me, Hannah Fairchild, 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 10 day of July, 20 19

_____

Notary Public

Printed Name: Hannah Fairchild

My Commission Expires: 04/24/2021

HANNAH FAIRCHILD
Notary Public, State of Texas
Comm. Expires 04-24-2021
Notary ID 131099470

EXHIBIT A

STREET ADDRESS: 317 Griffin Place, Hermitage, TN 37076

COUNTY: Davidson

CLIENT CODE: OD-NAS-184773

TAX PARCEL ID/APN: 064 16 0E 110.00

Land in Davidson County, Tennessee, being all of Unit 110, Building 29, as shown on the plan of the Townhomes of Truxton Village, a Horizontal Property Regime with Private Elements, filed as Exhibit A-1 to, and established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20061025-0132473, amended and restated in Instrument No. 20061106-0137656 and further amended in Instrument No. 20071105-0130490, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Declaration, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Opendoor Property C LLC, a Delaware Limited Liability Company by Warranty deed from Holly J. Lewis, an unmarried woman of record in Instrument No. 20190625-0061377 Register's Office for Davidson County, Tennessee, dated June 21, 2019 and recorded on June 25, 2019.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration (or value, whichever is greater) for this transfer is $ 235,000

, TRUSTEE

AFFIANT – Anthony Leach

Subscribed and sworn to before me, this 5 day of August, 2019.

NOTARY PUBLIC
My Commission Expires:

Property address: 317 Griffin Place, Hermitage, TN 37076

RYAN TERRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022