Karen Johnson Davidson County
Batch# 269979 DEEDWARR
08/12/2019 01:44:30 PM 5 pgs
Fees: $28.00 Taxes: $751.84
20190812-0080262

This instrument prepared by:
Opendoor Title, LLC
2170 Satellite Blvd., Ste. 200
Duluth, GA 30097
Tel. 678-281-8900
File Number: OD-NAS-186711

This instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Ste. 400
Duluth, GA 30096
Tel. 770-497-9100

# WARRANTY DEED

Send tax bills to:
Opendoor Property C LLC, a Delaware Limited Liability Company
405 Howard St Suite 550
San Francisco, CA 94105

Name and address of new owner:
Opendoor Property C LLC, a Delaware Limited Liability Company
405 Howard St Suite 550
San Francisco, CA 94105

Map parcel number: 059-16-0-190.00
Source of Title: See Exhibit "A" attached hereto and incorporated herein.

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,

**Tiffany M. Davis, single**

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

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

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 8 day of August, 2019, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Tiffany M. Davis

Tiffany M. Davis

**STATE OF TENNESSEE**

**COUNTY OF** Davidson

On this 8 day of August, 20 19, before me personally appeared Tiffany M. Davis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Ella K. Butler
Notary Public

Printed Name: Ella K. Butler

Commission Expires:
09/07/2020

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

**EXHIBIT A**

STREET ADDRESS: 2857 Old Matthews Road, Nashville, TN 37207

COUNTY: Davidson

CLIENT CODE: OD-NAS-186711

TAX PARCEL ID/APN: 059-16-0-190.00

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located on the West margin of Old Matthews Road, formerly Manila Street, approximately 450.00 feet North of the intersection of Old Matthews Road and Chris Street. Said parcel being Lot 10 of Hickory Heights, not of record, by Z. J. Wilkinson, dated May 22nd, 1948 and being more particularly described as follows:

Beginning at an iron pin set in the Westerly right of way of Old Matthews Road, said pin being the Northeast corner of Lot 9, and the Southeast corner of the herein described lot, Thence, leaving Old Matthews Road with the North line of Lot 9, North 84 degrees 06 minutes 58 seconds West, 150.00 feet to an iron pin (old);

Thence, with the East line of Lot 36, North 06 degrees 16 minutes 31 seconds East, 50.00 feet to an iron pin(old), said pin being the Northwest corner of subject lot and the Southwest corner of lot 11;

Thence, with the South line of Lot 11, South 84 degrees 06 minutes 58 seconds East, 150.00 feet to an iron pin (new) in the Westerly right of way of Old Matthews Road, said pin being the Southeast corner of Lot 11, and the Northeast corner of subject lot;

Thence, South 06 degrees 16 minutes 31 seconds West 50.00 feet to the Point of Beginning, containing 7,500 square feet or 0.17 acre, more or less.

The above legal description was obtained from Crawford Land Surveyors, P. C. according to a survey dated June 28, 2000 by William C. Cockrill, Tennessee, R.L.S. No. 1401. Being the same property conveyed to Tiffany M. Davis, unmarried by Warranty deed from P. T. Development, LLC of record in Instrument No. 20020225-0023640 Register's Office for Davidson County, Tennessee, dated February 01, 2002 and recorded on February 25, 2002. (Value of consideration shown in aforementioned deed $112,000.00.) Being also known as 2857 Old Matthews Road Nashville, Tennessee 37207.

AFFIDAVIT OF VALUE

STATE OF GEORGIA )

COUNTY OF GWINNETT )

The actual consideration (or value, whichever is greater) for this transfer is $203,200.00.

AFFIANT -Craig Bowman
OS National LLC, a Georgia limited liability company
as Attorney In Fact for Opendoor Property C LLC, a Delaware Limited Liability Company

Subscribed and sworn to before me, this 12th day of August, 2019.

NOTARY PUBLIC
My Commission Expires:
7-2023

Property address: 2857 Old Matthews Road, Nashville, TN 37207

Natalyn Faith Kingry Notary Public Gwinnett County, Georgia

## True Copy Certification

I, Melissa Woods, 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.

Signature: Melissa Woods

State of GEORGIA
County of GWINNETT

Personally appeared before me, Kelly Grady, a notary public for this county and state, Melissa Woods, 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:
Notary' Seal (if on paper)

