Karen Johnson Davidson County
Batch# 270871 DEEDWARR
08/13/2019 01:19:30 PM 5 pgs
Fees: $28.00 Taxes: $1,156.25
20190813-0080703

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-188263

Send tax bills to:
Kimmette S Whitener
309 Moonwater Court, Hermitage, TN 37076

Name and address of new owner:
Kimmette S Whitener
309 Moonwater Court, Hermitage, TN 37076

Map parcel number: 098 13 0A 053.00
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,

Kimmette S Whitener, single

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.

Witness our hand this 25th 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 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, 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 25 day of July, 2019

_____

Notary Public

Printed Name: Hannah Fairchild

My Commission Expires:

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

EXHIBIT A

Legal Description

MORE COMMONLY KNOWN AS: 309 Moonwater Court, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 098 13 0A 053.00

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Phase Two, Section Four, New Hope Point, a Planned Unit Development of record in Plat Book 9700, Page 874, in the Registers 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 Opendoor Property D LLC, a Delaware limited liability company by Warranty deed from Angel D. Ruder and Samuel J. Ruder, wife and husband of record in Instrument No. 20190529-0050360 Registers Office for Davidson County, Tennessee, dated May 16, 2019 and recorded on May 29, 2019.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Sumner)

The actual consideration (or value, whichever is greater) for this transfer is $312,500.00

AFFIANT – ~~Kimmette S Whitener~~ Tonya Hill

Subscribed and sworn to before me, this 8 day of August, 2019.

NOTARY PUBLIC
My Commission Expires:
4-17-23

GREGORY D. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Property address: 309 Moonwater Court, Hermitage, TN 37076

True Copy Certification

I, Tonya Hill, 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.

Tonya Hill
Signature

State of Tennessee

County of Sumner

Personally appeared before me, Gregory D. Vadner, a notary public for this county and state, Tonya Hill, 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: 4.17.23
Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY