Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
7500 Capital Drive, #200
Germantown, Tennessee 38138

Karen Johnson Davidson County
Batch# 272812 DEEDWARR
08/16/2019 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $680.80
20190816-0082371

WARRANTY DEED

Effective as of **August 14th, 2019**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Opendoor Property C, LLC, a Delaware Limited Liability Company,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **SUNFIRE 3, LLC,** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Lot 13, HERITAGE PLACE SUBDIVISION, as shown on plat of record in Plat Book 5200, Page 628, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Opendoor Property C LLC, a Delaware Limited Liability Company, by Warranty Deed from Hayden E. Lane, married, of record at Instrument No. 20190718-0070542, in the Register's Office of Davidson County, Tennessee, dated July 15, 2019 and recorded on July 18, 2019

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 5200, Page 628 and Plat Book 6185, Page 152; Covenants, Conditions and Restrictions in Book 6148, Page 537, all of record in the Register's Office of **Davidson County**, Tennessee; and **2019 Davidson County** Tennessee real estate taxes, and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

GRANTOR:

OPENDOOR PROPERTY C, LLC

BY: _____

Name and Title: Nicholas Krause
Authorized Signor

STATE OF Texas
COUNTY OF Dallas

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Nicholas Krause with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged such person to be the authorized signor to execute the instrument for Opendoor Property C, LLC, the within named barganoir, and that he/she/they executed the within instrument of his/her/their own free act and deed for the purposes therein contained by personally signing the name of Nicholas Krause for the company as Authorized Signor.

WITNESS my hand and seal, at office in State and County named herein this the 14 day of August, 2019.

CLAUDIA C. ZAVALA
Notary Public, State of Texas
Comm. Expires 11-01-2022
Notary ID 125447202

Notary Public

My Commission Expires:

_____

New Owner Name and Address to:
SUNFIRE 3, LLC
5001 Plaza On the Lake #200
Austin, TX 78746

Property Address:
509 Amquiwood Ct
Madison, TN 37115

Mail tax bills to:
SUNFIRE 3, LLC
5001 Plaza On the Lake #200
Austin, TX 78746

Parcel I.D. Numbers:
042-08-0-057.00

NICHOLAS BURRAGE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JULY 03, 2021

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$184,000.00**

AFFIANT

Subscribed and sworn to before me this 16th day of August, 2019.

NOTARY PUBLIC

Commission expires: July 3, 2021

I, Stevie Friesth, 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.

State of TENNESSEE

County of SHELBY

Personally appeared before me, Karri S. Coffman, a notary public for this county and state, Stevie Friesth, who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Notary's Signature

KARRI S. COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-13-22

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)