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

Karen Johnson Davidson County
Batch# 291385 DEEDWARR
09/25/2019 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $810.30
20190925-0097632

WARRANTY DEED

Effective as of **September 16th, 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 TRUST I,** 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:

Land in Davidson County, Tennessee being Lot No. 70, on the Plan of Chatham Pointe, of record in Book 6900, Page 444-447, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Opendoor Property Trust I, by Warranty Deed from Corbett Pearsall, married, of record at Instrument No. 20190826-0085534, in the Register's Office of Shelby County, Tennessee, dated August 22 2019 and recorded on August 26, 2019

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 6900, Page 444-447; Covenants, Conditions and Restrictions in Book 7358, Page 656, Book 7538, Page 792, Book 7599, Page 812, Book 8667, Page 381, Book 8679, Page 446, Book 7597, Page 977; Easements of record in Book 3891, Page 476, Book 7748, Page 440, Book 7748, Page 444, Book 7748, Page 493, Book 7683, Page 718 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 TRUST I

BY: _____

Name and Title: Nicholas Krause
Authorized Signer

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 TRUST I, 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 _____ for the company as Authorized Signor.

WITNESS my hand and seal, at office in State and County named herein this the 16 day of September, 2019.

_____
Notary Public

My Commission Expires:

01-11-2023

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

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

Property Address:
3416 Bridgeton Cv.
Antioch, TN 37013

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

Parcel I.D. Numbers:
151 01 0A 070-00

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 **$219,000.00**

_____
AFFIANT

Subscribed and sworn to before me this 17th day of September, 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

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)

