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

Karen Johnson Davidson County
Batch# 292711 DEEDWARR
09/27/2019 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $895.40
20190927-0098709

WARRANTY DEED

Effective as of **September 25th, 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,** 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 22, Percy Priest Woods Subdivision, Revision of Cheswicke Park P.U.D,, as shown on plat of record in Plat Book 9700, Page 384, 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, by Warranty Deed from John Madden and Chelsea Madden, husband and wife, of record at Instrument No. 20190909-0090772, in the Register's Office of Davidson County, Tennessee, dated August 23, 2019 and recorded on September 9, 2019

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 9700, Page 384, amedned at Book 6900, Page 577; Covenants, Conditions and Restrictions in Book 10420, Page 228, Book 11044, Page 988, Book 5984, Page 865, Book 6020, Page 270, Book 6097, Page 11; Easements of record in Book 6071, Page 482, Book 6071, Page 491, Book 6147, Page 886, Book 6147, Page 893, Book 10099, Page 611, Book 11201, Page 729, Book 11201, Page 748; 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 Signer

STATE OF TX
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 25 day of September, 2019.

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

_____
Notary Public

My Commission Expires:

04-24-2021

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

Property Address:
228 Woodmaker Ct.,
Nashville, TN 37214

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

Parcel I.D. Numbers:
108 15 0A 022.00

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 **$242,000.00**

_____
AFFIANT

Subscribed and sworn to before me this 27th 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)

