THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 191023245**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $227,750.00. Affiant Subscribed and sworn to before me, this 13th day of November, 2019. Notary Public My Commission Expires:

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 316389 DEEDWARR
11/15/2019 12:24:05 PM 2 pgs
Fees: $13.00 Taxes: $842.68
20191115-0118123

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brandie Rochelle Walker and Michael Lee Walker 4101 Meadow Hill Drive Nashville TN 37218	New Owner	Tax Parcel ID No. 059-09-0-149.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Opendoor Property J LLC, a Delaware limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brandie Rochelle Walker and Michael Lee Walker, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 246 on the Plan of Section 5, Haynes Estates of record in Plat Book 4300, Page 70, in the Register's 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 Vanessa F. Hayes and Miriam A. Allen as joint tenants with the rights of survivorship by Warranty deed from Edward Morris, unmarried, and David White, married of record in Instrument No. 20150209-0011844 Register's Office for Davidson County, Tennessee, dated January 15, 2015 and recorded on February 09, 2015.

Being the same property conveyed to Opendoor Property J LLC, a Delaware Limited Liability Company by Warranty deed from Vanessa F. Hayes, a single woman, and Miriam A. Allen, a widow of record in Instrument No. 20190617-0058133 Register's Office for Davidson County, Tennessee, dated June 10, 2019 and recorded on June 17, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4300, Page 70, Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 4450, Page 508, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 4101 Meadow Hill Drive Nashville TN 37218

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of November, 2019.

Opendoor Property J LLC, a Delaware limited liability company

By: Dana Martell, Authorized Signer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dana Martell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Authorized Signer of Opendoor Property J LLC, a Delaware limited liability company, 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 1 day of November, 2019.

Notary Public

My Commission Expires: 05/26/2023

DANEER BROWN
Notary Public - Arizona
Maricopa County
Commission # 565851
My Comm. Expires May 26, 2023