WARRANTY DEED

Karen Johnson Davidson County
Batch# 328040 DEEDWARR
12/11/2019 09:26:05 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20191211-0127665

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of November, 2019

Notary Public

MY COMMISSION EXPIRES: 4.8.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tiffany Hipolito	FAIRWAY INDEPENDENT MORTGAGE CORPORATION	149-15-0A-379.00
(NAME)	(NAME)	
3009 Bromley Way	4201 Marsh Lane	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Carrollton, TX 75007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Opendoor Property J LLC, a Delaware Limited Liability Compay** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Tiffany Hipolito, a married woman** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Phase Four, Cambridge Forest, R15 Residential P.U.D. of record in Plat at Instrument Number 20020813-0098017, 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 Opendoor Property J LLC, a Delaware Limited Liability Company from Banthavong Senesena, single by Warranty Deed on August 28, 2019, of record in Instrument Number 20190903-0088534, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Banthavong Senesena by Warranty Deed from Karin Vilanova and Michael Vilanova dated August 26, 2010 and recorded in Instrument Number 20100907-0071015, Register's Office for Davidson County, Tennessee.

Subject to:

Taxes and assessments for the year 2020 and subsequent years, a lien, but not yet due and payable.

Subject to all matters on Plan of record in Instrument Number 20020813-0098017, Register's Office for Davidson County, Tennessee.

Covenants conditions and restrictions as shown in Book 10332, page 1; amended in Book 10774, page 723 and Instrument Number 20021023-0130058, Register's Office for Davidson County, Tennessee.

Homeowners Assocation dues, rules and regulations.

Any and all zoning regulations, building restrictions, setback lines, if any, and all easements for public utilities.

unimproved ☐

This is improved ☑ property, known as 3009 Bromley Way, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my/our hands this 25th day of November, 2019.

Opendoor Property J LLC

State of Arizona
County of Maricopa

Personally appeared before me, a notary public in and for the state and county aforementioned, Daniel Brazen with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Signer of Opendoor Property J LLC and that he/she as such Authorized Signer executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Signer.

WITNESS my hand and seal this 25th day of November, 2019.

Notary Public Jaime Beede
My Commission Expires: July 10, 2023

File No.: 201910065

JAIME BEEDE
Notary Public - Arizona
Maricopa County
Commission # 566857
My Comm. Expires Jul 10, 2023