Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
7500 Capital Drive, #200
Germantown, Tennessee 38138
(901) 881-8600

Karen Johnson Davidson County
Batch# 342911 DEEDWARR
01/14/2020 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $899.10
20200114-0004960

WARRANTY DEED

Effective as of **January 9, 2020,** 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 J, LLC** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **JEFF 1, 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. 160 on the Plan of Final Plat, Farmingham Woods, Phase III of record in Plat Book 7900, Page 554, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This real property being all or part of the property conveyed to Grantor by Warranty Deed of record at **Instrument Number 20191007-0102326** in the Register's Office of **Davidson County**, Tennessee. **The Grantor and Grantee certify that the herein property is strictly investment property and does not constitute as their homestead.**

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 7900, Page 554 and Plat Book 7900, Page 173; covenants, conditions and restrictions as set forth in Deed recorded in Deed Book 8238, Page 176, Book 8351, Page 533, Book 8423, Page 784, Book 8424, Page 784, Book 8447, Page 635, Book 8702, Page 582, Book 9006, Page 409, Book 9006, Page 414, Book 8245, Page 768, Book 8245, Page 772 and Book 8310, Page 341; all of record in the Register's Office of **Davidson County**, Tennessee; and **2020 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.

IN WITNESS the Grantor's hand in Maricopa County, State of Arizona on this 9 day of Jan., 2020.

GRANTORS:

OPENDOOR PROPERTY J, LLC

By: [signature]

Name/Title: Daneer Brown/Auth. Signer

STATE OF Arizona
COUNTY OF Maricopa

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Daneer Brown 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 J, 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 Daneer Brown for the company as Authorized Signor.

WITNESS my hand and seal, at office in Maricopa **County**, State of Arizona this 9 day of Jan., 2020.

KIRK RENS
Notary Public Arizona
Maricopa County
Commission # 560504
My Comm. Expires Feb 28, 2023

[signature]
Notary Public

My Commission Expires:
02/28/2023

New Owner Name and Address to: JEFF 1, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 4056 Farmingham Woods Dr., Hermitage, TN 37076 Mail tax bills to: JEFF 1, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 087 05 0A 132.00	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 $243,000.00. Karri Stapman AFFIANT Subscribed and sworn to before me this 9 day of January, 2020. [signature] NOTARY PUBLIC Commission expires: 9/20/21

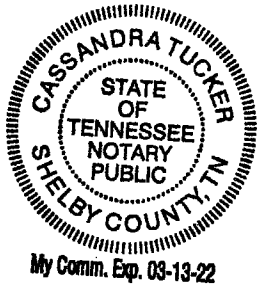
KAREN MIELKE
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 9-20-2021

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, Cassandra Tucker, 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: 3/13/22

Notary's Seal (If on paper)