Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-3387

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of January, 2020

Notary Public

Commission Expires: 10/2/23

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 351566 DEEDWARR
01/31/2020 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $762.20
20200131-0011657

Address of New Owner	Send Tax Bills To:	Map & Parcel
Schnelle Denise Rogers and Algenoid C. Chamberlain 2857 Old Matthews Road Nashville, TN 37207	Bank of England 5 Statehouse Plaza, #500 Little Rock, AR 72201	059-16-0-190.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Opendoor Property C LLC, a Delaware Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Schnelle Denise Rogers and Algenoid C. Chamberlain, a married couple, as joint tenants

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:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located on the West margin of Old Matthews Road, formerly Manila Street, approximately 450.00 feet North of the intersection of Old Matthews Road and Chris Street. Said parcel being Lot 10 of Hickory Heights, not of record, by Z. J. Wilkinson, dated May 22nd, 1948 and being more particularly described as follows:

Beginning at an iron pin set in the Westerly right of way of Old Matthews Road, said pin being the Northeast corner of Lot 9, and the Southeast corner of the herein described lot, Thence, leaving Old Matthews Road with the North line of Lot 9, North 84 degrees 06 minutes 58 seconds West, 150.00 feet to an iron pin (old);

Thence, with the East line of Lot 36, North 06 degrees 16 minutes 31 seconds East, 50.00 feet to an iron pin(old), said pin being the Northwest corner of subject lot and the Southwest corner of lot 11;

Thence, with the South line of Lot 11, South 84 degrees 06 minutes 58 seconds East, 150.00 feet to an iron pin (new) in the Westerly right of way of Old Matthews Road, said pin being the Southeast corner of Lot 11, and the Northeast corner of subject lot;

Thence, South 06 degrees 16 minutes 31 seconds West 50.00 feet to the Point of Beginning, containing 7,500 square feet or 0.17 acre, more or less.

The above legal description was obtained from Crawford Land Surveyors, P. C. according to a survey dated June 28, 2000 by William C. Cockrill, Tennessee, R.L.S. No. 1401. Charter recorded at Instrument No. 20000405-0034225, in the said Register's Office. Sanitary Sewer and/or Storm Drainage of record in Instrument No. 20001130-0117319, in the said Register's Office. No insurance is afforded as to the exact amount of acreage contained in subject property.

Being a portion of the same property conveyed to Opendoor Property C LLC, a Tennessee Limited Liability Company by Warranty deed from Tiffany M. Davis, single of record in

Instrument No. 20190812-0080262 Register's Office for Davidson County, Tennessee, dated August 08, 2019 and recorded on August 12, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2857 Old Matthews Road, Nashville, TN 37207

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27 day of January, 2020.

Opendoor Property C LLC, a Delaware Limited Liability Company

By: Opendoor Property Holdco C LLC, its sole member
By: OD Intermediate Holdco C LLC, its sole member
By: Opendoor Labs Inc., its sole member

By: _____
Name: Daneer Brown
Title: Auth. Signer

STATE Arizona
COUNTY Maricopa

Before me, the undersigned, a Notary Public of the state and county aforesaid, 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 to be the Authorized Signatory of Opendoor Labs, Inc., the sole member of OD Intermediate Holdco C LLC, the sole member, the sole member of Opendoor Property Holdco LLC, the sole member of Opendoor Property C, LLC, the within named Seller, a limited liability company, and that as such, executed the foregoing instrument by signing Auth. Signer as the authorized signatory for the within named Seller, for the purpose therein contained.

Witness my hand and official seal this 27th day of January, 2020.

Ivory Patt
Notary Public
My Commission Expires: 02/05/2024

(Notary Seal)

IVORY PATTERSON
Notary Public - Arizona
Maricopa County
Commission # 575531
My Comm. Expires Feb 5, 2024

Certificate of Authenticity

I, Venikkia Branch, 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

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21