This instrument prepared by:
Opendoor Title, LLC
2170 Satellite Blvd., Ste. 200 Duluth, GA 30097
Tel. 678-281-8900
File Number: OD-NAS-207066

Karen Johnson Davidson County
Batch# 351706 DEEDWARR
01/31/2020 03:43:30 PM 5 pgs
Fees: $28.00 Taxes: $762.57
20200131-0011863

This instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Ste. 400 Duluth, GA 30096
Tel. 770-497-9100

Send tax bills to:
Opendoor Property Trust I, a Delaware statutory trust
1 Post St. Floor 11
San Francisco, CA 94104
Name and address of new owner:
Opendoor Property Trust I, a Delaware statutory trust
1 Post St. Floor 11
San Francisco, CA 94104
Map parcel number: 165-05-0A-130.00-CO
Source of Title: See Exhibit "A" attached hereto and incorporated herein.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

Jonathon Devin Hall and William Patrick Conrad Sefton, a married couple
the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

Opendoor Property Trust I, a Delaware statutory trust
the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever. We covenant with the said Grantees that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those matters appearing of record and real property taxes.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

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

****William Patrick Conrad Sefton**, Husband of grantor, joins in the execution to convey his marital and or Homestead rights, if any, in subject property.*

Witness our hand this 28th day of January, 20 20, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jonathon Devin Hall

William Patrick Conrad Sefton

STATE OF TENNESSEE

COUNTY OF Davidson

On this 28th day of January, 20 20, before me personally appeared Jonathon Devin Hall, William Patrick Conrad Sefton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Steven W. Nordstrom

Commission Expires:

10/17/2021

STEVEN W NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $206,100.00.

AFFIANT -Jaime Hill

Subscribed and sworn to before me, this 28 day of January, 2020

NOTARY PUBLIC
My Commission Expires:
4-2-23

Property address: 2152 Beachfront Avenue, Antioch, TN 37013

Natalyn Faith Kingry
My commission expires
Notary
Public
07/02/2023
Gwinnett County, Georgia

EXHIBIT A

STREET ADDRESS: 2152 Beachfront Avenue, Antioch, TN 37013

COUNTY: Davidson

CLIENT CODE: OD-NAS-207066

TAX PARCEL ID/APN: 165-05-0A-130.00-CO

Land in Davidson County, Tennessee, being Lot No. 169 on the Plan of Subdivision Plat, Section I, Phase II, South Shore of record in Plat at Instrument No. 20050210-0015592, 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 Jonathon Devin Hall, an unmarried man by Warranty deed from Bridget Greathouse, an unmarried woman of record in Instrument No. 20151028-0109741 Register's Office for Davidson County, Tennessee, dated October 27, 2015 and recorded on October 28, 2015.

Certificate of Authenticity

I, Lyn Thomas, do hereby make oath that I am a licensed attorney and/or 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 Georgia

County of Gwinnett

Personally appeared before me, Lyn Thomas, who acknowledges that this certification of an electric document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-21-22
Notary's Seal:

MELANIE BIBB
Notary Public - Georgia
Gwinnett County
Expires 03/21/2022