This instrument prepared by:
Opendoor Title, LLC
2170 Satellite Blvd., Ste. 200 Duluth, GA 30097
Tel. 678-281-8900
File Number: OD-NAS-185139

Karen Johnson Davidson County
Batch# 352940 DEEDWARR
02/04/2020 10:52:30 AM 5 pgs
Fees: $28.00 Taxes: $983.46
20200204-0012779

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 C LLC, a Delaware Limited Liability Company
One Post Street, Floor 11
San Francisco, CA 94104

Name and address of new owner:
Opendoor Property C LLC, a Delaware Limited Liability Company
One Post Street, Floor 11
San Francisco, CA 94104
Map parcel number: 106-14-0-105.00
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,

Jeffery Eugene Vance as Administrator of the Carroll Jane Vance Estate,
the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

Opendoor Property C LLC, a Delaware Limited Liability Company
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.

Witness our hand this 30 day of January, 2020, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jeffery Eugene Vance as Administrator of the Carroll Jane Vance Estate

STATE OF TENNESSEE

COUNTY OF Davidson

On this 30 day of January, 2020, before me personally appeared Jeffrey Eugene Vance, 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.

Ella K. Butler
Notary Public

Printed Name: Ella K. Butler

Commission Expires:

09/07/2020

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $265,800.00.

AFFIANT -Jaime Hill

Subscribed and sworn to before me, this 30th day of January, 2020.

NOTARY PUBLIC
My Commission Expires:
7-2-23

Property address: 84 Lyle Lane, Nashville, TN 37210

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

Exhibit "A"

STREET ADDRESS: 84 Lyle Lane, Nashville, TN 37210

COUNTY: Davidson

CLIENT CODE: OD-NAS-185139

TAX PARCEL ID/APN: 106-14-0-105.00
Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Hagan Homesites of record in Plat Book 3106, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 4 fronts 67 feet on the Northerly side of Lyle Avenue and runs back 179.2 feet on the Westerly line and 175.7 feet on the Easterly line to a dead line measuring 86.4 fee thereon. Being the same property conveyed to Marian Virginia Cunningham by Warranty deed from Banner Construction Company, a Tennessee corporation of record in Book 3400, page 617, Register's Office for Davidson County, Tennessee, dated May 23, 1962 and recorded on May 25,1962. (Value or consideration shown in aforementioned deed $0.00.)

The said Marian Virginia Cunningham AKA Marion Virginia Cunningham was deceased.

The said Jeffrey Eugene Vance (married) and Kimberly Michelle Vance (unmarried) are the grandchildren of the deceased, Marion Virginia Cunningham, an unmarried person at the time of her death on March 03, 2000.(see attached certificate of death).

The said Marion Virginia Cunningham died leaving a Last Will and Testament which was filed with the Register's of Deeds for Davidson County, Tennessee, recorded on June 14, 2001 in Instrument No. 20010614-0062950, leaving the above described property to Jeffrey Eugene Vance and Kimberly Michelle Vance, subject to a life estate in the real property to Carol Jane Cunningham Vance, (a single person), the deceased' s only child.

Affidavit of Inheritance of Real Estate recorded on July 26, 2001 in Instrument No. 20010726-0079379. Being the same property conveyed to Carrol Jane Vance, a single person by Quitclaim deed from Jeffrey Eugene Vance, a married person, and Kimberly Michelle Vance, a single person of record in Instrument No. 20010726-0079380 Register's Office for Davidson County, Tennessee, dated July 25, 2001 and recorded on July 26, 2001. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 84 Lyle Ln Nashville, Tennessee 37210.

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