Karen Johnson Davidson County
Batch# 354718 DEEDWARR
02/07/2020 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20200207-0014366

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0094

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS ~~21st~~ 4th day of ~~January~~ February, 2020

Notary Public

Commission Expires: OCT 2 0 2020

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

Address of New Owner	Send Tax Bills To:	Map & Parcel
John and Kristen K. Nguyen 4257 Sweden Drive Nashville, TN 37076	Mortgage Investors Group 8320 E Walker Springs Ln Ste 200 Knoxville, TN 37923	075-06-0-032.00

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 Trust I, a Delaware statutory trust

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

John Nguyen and Kristen K. Nguyen, husband and wife

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. 273 on the Plan of Hermitage Estates, Section II of record in Plat Book 3700, Page 23, 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 Trust I, a Delaware Statutory Trust by Warranty deed from Michael J. Craig, Single of record in Instrument No. 20191002-0100552 Register's Office for Davidson County, Tennessee, dated September 26, 2019 and recorded on October 02, 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: 4257 Sweden Drive, Nashville, TN 37076

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 4 day of February, 2020.

Opendoor Property Trust I

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
By: Opendoor Labs Inc., as Trust Manager
By: _____
Name: _____
Title: _____

STATE OF Arizona
COUNTY OF Maricopa

Before me, Daneer Brown, a Notary Public of said State and County aforesaid, personally appeared Ivory Patterson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Authorized Signer of the Opendoor Property Trust I, a Delaware Statutory Trust the within named bargainor, a Trust and that she as such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by herself as Authorized Signer.

Witness my hand and official seal this 04 day of February, 2020.

DANEER BROWN
Notary Public - Arizona
Maricopa County
Commission # 565851
My Comm. Expires May 26, 2023

Notary Public
My Commission Expires: 05/26/2023

(Notary Seal)

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

