This instrument prepared by:
Opendoor Title, LLC
2170 Satellite Blvd., Ste. 200 Duluth, GA 30097
Tel. 678-281-8900
File Number: OD-NAS-210855

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

Karen Johnson Davidson County
Batch# 355993 DEEDWARR
02/10/2020 11:39:30 AM 5 pgs
Fees: $28.00 Taxes: $804.75
20200210-0015043

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: 151-09-0B-017.00-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,

Megan Pecoraro, a single woman and Jonathan Ryan Warren, a single man
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.

Witness our hand this 1 day of February, 2020, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Megan Pecoraro

Jonathan Ryan Warren

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 1 day of February, 2020, before me personally appeared Megan Pecoraro and Jonathan Ryan Warren, 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: Laura Machado

Commission Expires:
7-9-22

LAURA MACHADO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $217,500.00.

AFFIANT -Jaime Hill

Subscribed and sworn to before me, this 1st day of February, 2020

NOTARY PUBLIC
My Commission Expires:
7/18/2021

F HIPPOLYTE NOTARY PUBLIC GWINNETT COUNTY, GEORGIA

Property address: 5229 Sunsail Drive, Antioch, TN 37013

EXHIBIT A

STREET ADDRESS: 5229 Sunsail Drive, Antioch, TN 37013

COUNTY: Davidson

CLIENT CODE: OD-NAS-210855

TAX PARCEL ID/APN: 151-09-0B-017.00-CO

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 17 on the Plat of Phase 1-A, Revision One, Lakeside Cove at Percy Priest, of record in Instrument No. 20041202-0143540, a revision of Instrument No. 20041020-0126312, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Andrew McKay and wife, Crystal McKay by Warranty deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20050505-0050307 Register's Office for Davidson County, Tennessee, dated April 29, 2005 and recorded on May 05, 2005. Being the same property conveyed to Megan Pecoraro, a single woman and Jonathan Ryan Warren, a single man, joint tenants with right of survivorship by Warrant deed from Andrew McKay and Crystal McKay, husband and wife of record in Instrument No. 20180323-0027759 Register's Office for Davidson County, Tennessee, dated March 28, 2018 and recorded on March 23, 2018.

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