Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0256

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of February, 2020

Notary Public

Commission Expires: 10/2/23

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Keitha Thompson 6220 Suzy Drive Nashville, TN 37013	First Choice Lending Services LLC 9821 Cogdill Rd, Suite 2 Knoxville, TN 37932	174-11-0B-067.00-CO

Karen Johnson Davidson County
Batch# 356893 DEEDWARR
02/12/2020 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20200212-0015863

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 J 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

Keitha Thompson, an unmarried woman

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. 67 on the Plan of Final Plat The Grove at Cane Ridge, Phase Three (A Cluster Lot Subdivision) (Formerly Known as Waterford Estates) of record in Plat at Instrument No. 20131016-0108127, 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 J, LLC , a Delaware Limited Liability Company by Warranty deed from Barbara L. Burgess, an unmarried woman of record in Instrument No. 20200117-0006467 Register's Office for Davidson County, Tennessee, dated January 13, 2020 and recorded on January 17, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: 2020 property taxes are a lien but are not yet due and payable and will be the responsibility of the Grantee for payment thereof; any and all building and zoning regulations of the City, County and/or State; Declaration of Covenants, Conditions and Restrictions, By-Laws (Exhibit B) of Cane Ridge Farms of record in Instrument Number 20000905-0087103, 20001204-0119093, 20010815-0088370,20041102-0131848, 20060112-0004819, 20101228-0102708, 20100526-0040558; Assignment of Declarant's rights of record in Instrument Number 20120524-0045182 and Quitclaim transfer and Assignment of Declarant's rights of record in Instrument Number 20150209-0011682, said Register's Office. Grant of transmission line easements with permanent easement therein as conveyed to USA of record in Book 4424, Page 973 and Book 4428, Page 565, said Register's Office. Right of way easements as conveyed to United Telephone Company of record in Instrument Number 20020123-009340 and 20060607-0067535, said Register's Office. An agreement for dedication of easement for water mains, access road, power lines and appurtenances as conveyed to Metro Government of record in Book 5078, Page 476, said Register's Office. Stormwater detention agreement of record in Instrument Number 20050413-0041341, said Register's Office. Quitclaim Deed to Cane Ridge Farms homeowner's association of record in Instrument Number 20010815-0088361 and

20010128-0007971, said Register's Office. Any and all notes and matters on the Plan of record in Instrument Number 20131016-0108127, said Register's office.

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

This is improved property known as: 6220 Suzy Drive, Nashville, TN 37013

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 10th day of February, 2020.

Opendoor Property J LLC, a Delaware Limited Liability Company

By: Opendoor Property Holdco J LLC, its sole member
By: Opendoor Property Acquisition Fund LP, its sole member
By: Opendoor GP LLC, its general partner
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 Opendoor GP, LLC, the general partner of Opendoor Property Acquisition Fund, LP, the sole member of Opendoor Property Holdco J LLC, the sole member of Opendoor Property J, 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 10 day of February, 2020.

SHERRY EGLER
Notary Public - Arizona
Maricopa County
Commission # 528930
My Comm. Expires Jun 19, 2021

_____
Notary Public
My Commission Expires: 6/19/2021

(Notary Seal)

I, Thomas N. Jones, 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.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 08/07/2022

