Karen Johnson Davidson County
Batch# 365757 DEEDWARR
03/02/2020 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $745.92
20200302-0023129

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0584

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $201,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of February, 2020

Notary Public

Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sinedu A. Tegegn 3401 Anderson Road Unit 49 Nashville, TN 37013	NEW OWNER	136-15-0B-053.00-CO

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

Sinedu A. Tegegn, 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 Unit No. 49 on the Plan of A Horizontal Property Regime (Private Element), Phase 2, Smith Springs Townhomes, Revision 1 of record in Plat at Instrument No. 20010629-0068937, 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 Hensley Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200115-0005495 Register's Office for Davidson County, Tennessee, dated January 10, 2020 and recorded on January 15, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: Subdivision Restrictions, Building Lines and Easements of record in Plat Book Instrument No. 20010629-0068937 in the Register's Office of Davidson County, Tennessee. Declaration of Covenants, Conditions and Restrictions of record in Book 11666, Page 151, Instrument No. 20010730-0080392, 20030115-0006563 and 20110816-0063130, in the said Register's Office. By-Laws of record in Book 11666, Page 191, in the said Register's Office. Charter recorded at Instrument No. Book 11666, Page 149, in the said Register's Office. Easements of record at Instrument No. 20171127-0120856, as recorded in the said Register's Office. Rules and Regulations of record in Instrument No. 20110816-0063130, in the said Register's Office. Articles of record in Instrument No. 20000316-0026959, in the said Register's Office. Agreement of record in Book 11540, Page 482, in the said Register's Office. Common Area of record in Instrument No. 20000111-0003643 and 20010810-0086561, in the 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: 3401 Anderson Road Unit 49, 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 27 day of February, 2020.

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager
By: _____
Name: Ivory Patterson
Title: Auth Signr

STATE OF Arizona
COUNTY OF Maricopa

Before me, _____, 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 27 day of February, 2020.

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

(Notary Seal)

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

Certificate of Authenticity

I, Venikkia Branch, 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 Davidson
Personally appeared before me, Car. Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21