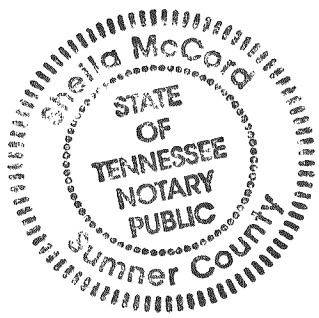
Karen Johnson Davidson County
Batch# 366252 DEEDWARR
03/04/2020 07:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,143.30
20200304-0023480

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 2020.

Notary Public

MY COMMISSION EXPIRES: 8/1/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
AH4R TN Properties Two, LLC	AH4R TN Properties Two, LLC	097020A38800CO
(NAME)	(NAME)	
30601 Agoura Road, Suite 200	30601 Agoura Road, Suite 200	
(ADDRESS)	(ADDRESS)	
Agoura Hills, CA 91301	Agoura Hills, CA 91301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Opendoor Property Trust I, a Delaware Statutory Trust**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **AH4R TN Properties Two, LLC, a DelawareLimited Liability Company**, hereinafter called the GRANTEE(S), his/her/their 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. 388 on the Plan of Final Plat of Villages of Riverwood, Section One, Phase 4E of record in Plat at Instrument No. 20140210-0011584, 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 Sarah M. Schweinforth, an unmarried woman, dated 10/30/2019 and recorded 11/04/2019, of record in Instrument 201911040113441, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2020 and subsequent years, a lien not yet due and payable; which have been prorated as of the day of closing and assumed by the Grantee herein; All matters shown on the plat of record in Plat Instrument 201402100011584, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Instrument 200804080035557, Amendment recorded as Instrument 201709060091483 and Supplementary Declaration recorded as Instrument 201404160031645; Easement Agreement recorded in Book 4049, Page 395; Grant of Transmission Line Easement recorded in Book 4586, Page 242 and Declaration of Abandonment of Certain Electric Transmission Line Rights-of-way by United States of America and Tennessee Valley Authority of recorded in Instrument 201411030101036; Agreement for Dedication of Easement for Sanitary Sewers recorded in Book 4764, Page 324; Easement recorded in Book 7621, Page 276; Easement recorded in Instrument 200512190152198, Register's Office for Davidson County, Tennessee; Sanitary Sewer and Pumping Station Easement recorded in Instrument 200512190152201; Storm Water Drainage Easement recorded in Instrument 200512190152202; Declaration of Easement for Villages of Riverwood recorded in Instrument 200812090118828; Grant of Easement recorded in Instrument 200901090002452; Storm Water Drainage Easement Agreement recorded in Instrument

201001080001965; Storm Water Drainage Detention Easement Agreement recorded in Instrument 201001080001966; Slope Easement Agreement recorded in Instrument 201001080001968, Register's Office for Davidson County, Tennessee; Quitclaim Deed conveys to The Villages of Riverwood Homeowners Association, Inc., of record in Instrument 201001080001971, Instrument 201706210062253 and Instrument 201712130127070, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2065 Hickory Brook Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 26th day of Feb, 2020.

Opendoor Property Trust I,
a Delaware Statutory Trust

By: Opendoor Labs Inc.,
a Delaware Corporation
as Trust Manager

By: _____
Name: Ivory Patterson
Title: Authorized Signer

State of Arizona
County of Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ivory Patterson, the Authorized Agent for Opendoor Property Trust I, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and ~~Official~~ seal this 26 day of February, 2020.

_____
Notary Public:
My Commission Expires: 05/26/2023

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

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 648955
Warranty Deed TN

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 9-16-2020

