Karen Johnson Davidson County
Batch# 368950 DEEDWARR
03/06/2020 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $799.20
20200306-0025642

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0258

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of March, 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
Rebecca Lou Ann Lear and Ryan Patrick Lear 660 Roosevelt Avenue Nashville, TN 37115	NEW OWNERS	043-06-0-326

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 C 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

Rebecca Lou Ann Lear and Ryan Patrick Lear, wife and husband

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. 201 on the Plan of Madison Park, Section 8 of record in Plat Book 4300, Page 117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 201 fronts 72 feet on the Southerly margin of Roosevelt Avenue and runs back between lines 112 feet on the Easterly side line and 109.6 feet on the Westerly line to a line at the rear measuring 89.1 feet thereon.

Being the same property conveyed to Opendoor Property C, LLC, a Delaware Limited Liability Company by Warranty deed from Velecia Covington, Single of record in Instrument No. 20190520-0047315 Register's Office for Davidson County, Tennessee, dated May 15, 2019 and recorded on May 20, 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: 660 Roosevelt Avenue, Nashville, TN 37115

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 March, 2020.

Opendoor Property C LLC, a Delaware Limited Liability Company

By: Opendoor Property Holdco C LLC, its sole member
By: OD Intermediate Holdco C LLC, its sole member
By: Opendoor Labs Inc., its sole member

By: _____
Name: _____
Title: _____

STATE Arizona
COUNTY Maricopa

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared _____, 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 OD Intermediate Holdco C LLC, the sole member, the sole member of Opendoor Property Holdco LLC, the sole member of Opendoor Property C, LLC, the within named Seller, a limited liability company, and that as such, executed the foregoing instrument by signing auth. sign as the authorized signatory for the within named Seller, for the purpose therein contained.

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

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

(Notary Seal)

DANEER BROWN
Notary Public - Arizona
Maricopa County
Commission # 585651
My Comm. Expires May 26, 2023

True Copy Certification

I, **Jennifer Pennell**, 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.

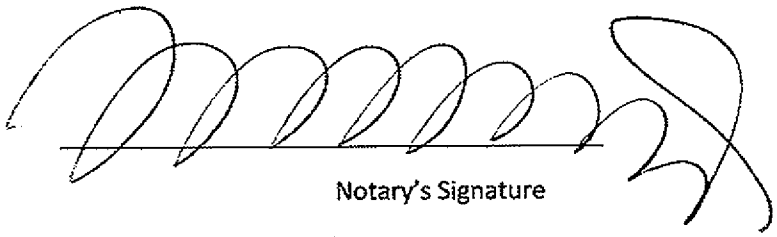


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

