This instrument prepared by:
Opendoor Title, LLC
2170 Satellite Blvd., Ste. 200 Duluth, GA 30097
Tel. 678-281-8900
File Number: OD-NAS-212145

Karen Johnson Davidson County
Batch# 369446 DEEDWARR
03/09/2020 01:32:30 PM 5 pgs
Fees: $28.00 Taxes: $608.65
20200309-0026303

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

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: 164-06-0B-012.00-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,

Danielle Whitmon, FKA Danielle Marsh, a married woman

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.

**This is not the Homestead of the Seller, but is her sole and separate property*

Witness our hand this 4 day of March, 20 20, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Danielle Whitmon, FKA Danielle Marsh

Danielle Whitmon, FKA Danielle Marsh

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 4th day of March, 20 20, before me personally appeared Danielle Whitmon FKA Danielle Marsh, 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.

Theresa J Roberson

Notary Public

THERESA J ROBERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Printed Name: Theresa J Roberson

Commission Expires:

5-23-23

EXHIBIT A

STREET ADDRESS: 523 Bradburn Village Circle, Antioch, TN 37013

COUNTY: Davidson

CLIENT CODE: OD-NAS-212145

TAX PARCEL ID/APN: 164-06-0B-012.00-CO

Land in Davidson County, Tennessee, being Unit No. 12 on the Plan of The Townhomes of Bradburn village, as shown on Exhibit "A-1" of the Declaration of Covenants, Conditions and Restrictions of record in Inst, No. 20060816-0101099, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Danielle Marsh, a single woman by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20070723-0087013 Register's Office for Davidson County, Tennessee, dated July 18, 2007 and recorded on July 23, 2007.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $164,500.00.

AFFIANT -Jaime Hill

Subscribed and sworn to before me, this 6th day of March, 2020.

NOTARY PUBLIC
My Commission Expires:
6-25-21

KRISTA MURPHY NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES JUNE 25, 2021

Property address: 523 Bradburn Village Circle, Antioch, TN 37013

Certificate of Authenticity

I, Cynthia Brown, 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.

Cynthia Brown
Signature
Cynthia Brown

State of Georgia

County of Gwinnett

Personally appeared before me, Cynthia Brown, 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