Karen Johnson Davidson County
Batch# 375050 DEEDWARR
03/19/2020 02:53:30 PM 5 pgs
Fees: $28.00 Taxes: $1,470.38
20200319-0030519

This instrument prepared by:
Opendoor Title, LLC
2170 Satellite Blvd., Ste. 200 Duluth, GA 30097
Tel. 678-281-8900
File Number: OD-NAS-214565

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: 126-16-0A-058.00-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,

Michael Thomas Swindle Jr. and Heather Swindle, husband and wife
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.

Witness our hand this 12th day of March, 2020, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Michael Thomas Swindle Jr.

Heather Swindle

STATE OF TENNESSEE

COUNTY OF Davidson

On this 12th day of March, 2020, before me personally appeared Michael Thomas Swindle Jr AND Heather Swindle 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.

Notary Public

Printed Name: Angela Gordon

Commission Expires:
11-20-2023

ANGELA GORDON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

STREET ADDRESS: 6641 Valleypark Drive, Nashville, TN 37221

COUNTY: Davidson

CLIENT CODE: OD-NAS-214565

TAX PARCEL ID/APN: 126-16-0A-058.00-CO

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Final Plat of Riverwalk, Phase 1A, Section 1 and Phase 1B, Section 1 of record in Plat at Instrument No. 20011026-0117231, 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 Michael Thomas Swindle Jr and Heather Swindle, husband and wife by Warranty deed from Ryan R. Arrington and Ashley L. Arrington, husband and wife of record in Instrument No. 20170919-0095571 Register's Office for Davidson County, Tennessee, dated August 17, 2017 and recorded on September 19, 2017.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $397,400.00.

AFFIANT -Jaime Hill

Subscribed and sworn to before me, this 16 day of March, 2020.

NOTARY PUBLIC
My Commission Expires:
7-2-23

Property address: 6641 Valleypark Drive, Nashville, TN 37221

Natalyn Faith Kingry
My commission expires
Notary
Public
07/02/2023
Gwinnett County, Georgia

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