Karen Johnson Davidson County
Batch# 376315 DEEDWARR
03/24/2020 07:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20200324-0031663

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0546

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 12th day of March, 2020

Notary Public
Commission Expires: _____

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 8-21-2020

Address of New Owner	Send Tax Bills To:	Map & Parcel
Douglas Norton and Tawnya Norton 84 Lyle Lane Nashville, TN 37210	NEW OWNERS	106-14-0-105.00

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

Douglas Norton and Tawnya Norton, husband and wife

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. 4 on the Plan of Hagan Homesites of record in Plat Book 3106, Page 40, 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. 4 fronts 67 feet on the Northerly side of Lyle Avenue and runs back 179.2 feet on the Westerly line and 175.7 feet on the Easterly line to a dead line measuring 86.4 fee thereon.

Being the same property conveyed to Carrol Jane Vance, a single person by Quitclaim deed from Jeffrey Eugene Vance, a married person, and Kimberly Michelle Vance, a single person of record in Instrument No. 20010726-0079380 Register's Office for Davidson County, Tennessee, dated July 25, 2001 and recorded on July 26, 2001.

According to Affidavit of Heirship of record in Instrument No. 202020127-0009433 of record in said Register's Office, Carrol Jane Vance died on July 18, 2019, leaving her children Jeffrey Eugene Vance and Kimberly Michelle Vance as her only heirs at law. Her estate probated of record in Case No. 75PR1-2019-PR-421, in the Probate Court for Rutherford County, Tennessee.

Being the same property conveyed to Opendoor Property C LLC, a Delaware Limited Liability Company by Warranty deed from Jeffrey Eugene Vance as Administrator of the Carroll Jane Vance Estate of record in Instrument No. 20200204-0012779 Register's Office for Davidson County, Tennessee, dated January 30, 2020 and recorded on February 04, 2020.

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: 84 Lyle Lane, Nashville, TN 37210

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.

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 11 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: **Daneer Brown**
Title: **Authorized Signer**

STATE **Arizona**
COUNTY **Maricopa**

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **Daneer Brown**, 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 **authorized signer** as the authorized signatory for the within named Seller, for the purpose therein contained.

Witness my hand and official seal this 11 day of March, 2020.

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

Notary Public
My Commission Expires: **06/19/2021**

(Notary Seal)

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022