Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
7500 Capital Drive, #200
Germantown, Tennessee 38138
(901) 881-8600

Karen Johnson Davidson County
Batch# 379532 DEEDWARR
03/30/2020 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $860.25
20200330-0034140

WARRANTY DEED

Effective as of **March 17, 2020,** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **OPENDOOR PROPERTY TRUST I,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **TRANS AM SFE, II, LLC,** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, Being Lot No. 223 on the plan of Long Hunter Chase, Phase 3, Section 1, First Revision, a planned Unit Development, as of record in Instrument No. 20001103-0109138, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description of said property.

This real property being all or part of the property conveyed to Grantor by Warranty Deed of record at **Instrument Number 20200204-00136000** in the Register's Office of **Davidson County**, Tennessee.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Book 7900, Page 595 and in Instrument No. 20001103-0109138; covenants, conditions and restrictions as set forth in Book 9430, Page 251 amended in Book 9534, Page 938, Book 9534, Page 942, Instrument No. 20020930-0118656, Instrument No. 20010514-0049630, Instrument No. 20130226-0019266, Book 9433, Page 953 Book 9432, Page 792, Book 9649, Page 764, and at Instrument No. 20021003-0120427; Easements of record in Book 9988, Page 793 and in Book 9988, Page 821, Book 1101, Page 457, Book 1115, Page 302, Book 2336, Page 532, Book 2338, Page 406, Book 4428, Page 568, Book 4446, Page 423, Book 4535, Page 351, Book 4717, Page 515, Book 8197, Page 288, Book 8358, Page 91, Book 9588, Page 930, Book 9661, Page 919, Book 9988, Page 793, Book 10796, Page 625, Book 10796, Page 628, Instrument Nos. 20000906-0088271, 20000906-0088272, 20001030-0107415 all of record in the Register's Office of **Davidson County**, Tennessee; and **2020 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee

and Grantee's successors, heirs and 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.

IN WITNESS the Grantor's hand in Maricopa County, State of Arizona on this 16 day of March, 2020.

GRANTORS:

OPENDOOR PROPERTY TRUST I

By: _____
Name/Title: Sherry Eglar Auth. Signor

STATE OF Arizona
COUNTY OF Maricopa

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Sherry Eglar with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged such person to be the authorized signor to execute the instrument for **OPENDOOR PROPERTY TRUST I,** the within named barganoir, and that he/she/they executed the within instrument of his/her/their own free act and deed for the purposes therein contained by personally signing the name of Opendoor Property Trust I for the company as Authorized Signor.

WITNESS my hand and seal, at office in Maricopa **County,** State of Arizona this 16 day of March, 2020.

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

_____
Notary Public

My Commission Expires:
05/26/2023

New Owner Name and Address to: TRANS AM SFE, II, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 409 Ashby Pl., Antioch, TN 37013 Mail tax bills to: TRANS AM SFE, II, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 151-09-0A-223.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $232,500.00. _____ AFFIANT Subscribed and sworn to before me this 17th day of March, 2020. _____ NOTARY PUBLIC Commission expires: July 3, 2021

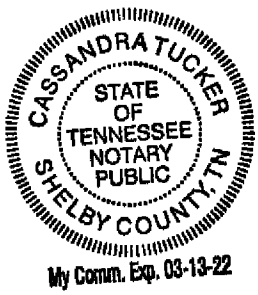
NICHOLAS BURRAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JULY 03, 2021

I, Stevie Friesth, 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.

State of TENNESSEE

County of SHELBY

Personally appeared before me, Cassandra Tucker, a notary public for this county and state, Stevie Friesth, 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: 3/13/22

Notary's Seal (If on paper)