Karen Johnson Davidson County
Batch# 380732 DEEDWARR
04/02/2020 08:57:30 AM 5 pgs
Fees: $28.00 Taxes: $1,045.99
20200402-0035272

This instrument prepared by:
Opendoor Title, LLC
2170 Satellite Blvd., Ste. 200 Duluth, GA 30097
Tel. 678-281-8900
File Number: OD-NAS-211939

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: 173-09-0A-093.00-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,

Carter L. Bradley and Desaree Pennington, 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.

*** Desaree Pennington, wife of grantor, joins in the execution to convey her marital and or Homestead rights, if any, in subject property.*

Witness our hand this 25th 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.

Carter L. Bradley

Desaree Pennington

STATE OF TENNESSEE

COUNTY OF Davidson

On this 25th day of March, 20 20, before me personally appeared Carter L. Bradley, Desaree Pennington, 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.

Steven W. Nordstrom
Notary Public

STEVEN W NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Printed Name: Steven W. Nordstrom

Commission Expires:

10/17/2021

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $ 282,700.00

AFFIANT – Jaime Hill

Subscribed and sworn to before me, this 26th day of March, 2020

NOTARY PUBLIC
My Commission Expires:

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

Property address:
626 Saint Jules Ln.
Nashville, TN 37211

EXHIBIT A

STREET ADDRESS: 626 Saint Jules Lane, Nashville, TN 37211

COUNTY: Davidson

CLIENT CODE: OD-NAS-211939

TAX PARCEL ID/APN: 173-09-0A-093.00-CO

Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of Revision One, Section Two, Lenox Village of record in Plat at Instrument No. 20020731-0091872, 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 Carter L. Bradley by Warranty deed from Jonathan Alexander, a married man of record in Instrument No. 20160511-0046808 Register's Office for Davidson County, Tennessee, dated May 06, 2016 and recorded on May 11, 2016 and Scrivener's Affidavit on recorded March 13, 2017, in Instrument No. 20170313-0024595.

True Copy Certification

I, Krista Murphy, 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: Krista Murphy

State of GEORGIA
County of GWINNETT

Personally appeared before me, Melanie Bibb, a notary public for this county and state, Krista Murphy, 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:
Notary' Seal (if on paper)

MELANIE BIBB
Notary Public - Georgia
Gwinnett County
Expires 03/21/2022