This instrument prepared by:
Opendoor Title, LLC
2170 Satellite Blvd., Ste. 200 Duluth, GA 30097
Tel. 678-281-8900
File Number: OD-NAS-214138

Karen Johnson Davidson County
Batch# 385018 DEEDWARR
04/14/2020 08:19:30 AM 5 pgs
Fees: $28.00 Taxes: $721.50
20200414-0038623

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: 109-05-0D-083.00-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,

Breanne K. Miller, a single 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.

Witness our hand this 7th day of April, 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.

Breanne K. Miller

Breanne K. Miller

STATE OF TENNESSEE

COUNTY OF Davidson

On this 7th day of April, 20 20, before me personally appeared Breanne K. Miller, 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

Printed Name: Steven W. Nordstrom

Commission Expires:

10/17/2021

STEVEN W NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $ 195,000.00

Jaime Hill

AFFIANT – Jaime Hill

Subscribed and sworn to before me, this 7th day of April, 2020.

Krista Murphy

NOTARY PUBLIC
My Commission Expires:

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

Property address:

11637 Lincoya Bay Dr.
Nashville, TN 37214

Exhibit "A"

STREET ADDRESS: 1637 Lincoya Bay Drive, Nashville, TN 37214

COUNTY: Davidson

CLIENT CODE: OD-NAS-214138

TAX PARCEL ID/APN: 109-05-0D-083.00-CO

Land in Davidson County, Tennessee, being Unit No. 1637, on the Plan of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, as described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040628-0076712, and Supplementary Declarations of record in Instrument No. 20041028-0129585 and in Instrument No. 20050923-0114373, Register's Office for said County, to which plan reference is hereby made for a more complete description. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the unites, property, co-owners and tenants of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" of the Supplementary Declarations appearing in Instrument No. 20050923-0114373, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Breanne K. Miller, unmarried by Warranty Deed from Mary V. Robinson, now Mary V. Robinson Saal, married of record in Instrument No. 20150427-0037272 Register's Office for Davidson County, Tennessee, dated April 24, 2015 and recorded on April 27, 2015.

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