Karen Johnson Davidson County
Batch# 537087 DEEDWARR
12/17/2020 11:36:30 AM 5 pgs
Fees: $28.00 Taxes: $809.19
20201217-0149438

This instrument prepared by:
OS National, LLC
3097 Satellite Blvd., Duluth, GA 30096
Tel. 678-281-8900
File Number: 229464

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 Fl 11
San Francisco, CA 94104

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
1 Post St Fl 11
San Francisco, CA 94104
Map parcel number: 163050A02900CO
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,

Julius Cameron Hill, a single man and James Christopher Hill, a married man and Jared Hill, a single man

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.

The property described herein is not now, nor has it ever been, the primary residence/homestead of the owners/heirs or the owner's spouse or dependent child, if any.

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(s) this 23 day of November, 2020.

Julius Cameron Hill

James Christopher Hill

Jared Hill

STATE OF TENNESSEE

COUNTY OF Bedford

On this 23 day of Nov, 2020, before me personally appeared **Julius Cameron Hill and James Christopher Hill and Jared Hill**, 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's (or persons') free act and deed.

Notary Public

Printed Name: LouAnn Smith

Commission Expires:

2/21/2021

LOU ANN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

EXHIBIT A

Legal Description

STREET ADDRESS: 5170 Hickory Hollow Parkway, Unit 821, Antioch, TN 37013

COUNTY: Davidson

CLIENT CODE: 229464

TAX PARCEL ID/APN: 163050A02900CO

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of A horizontal Property Regime(Private Element), Phase 1, Hickory Hollow Townhomes(Mill Park) of record in Plat Book 9700, Page 686, 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 Darlene Hill, unmarried by Warranty deed from Betty's Childers, unmarried of record in Instrument No. 20040802-0092337 Register's Office for Davidson County, Tennessee, dated July 21, 2004 and recorded on August 02, 2004. (Value of consideration shown in aforementioned deed $132,000.00.) Being also known as 5170 Hickory Hollow Parkway Antioch, Tennessee 37013.

Said property being the same property conveyed by from to Julius Cameron Hill, a single man and James Christopher Hill, a married man and Jared Hill, a single man
, recorded _____, at Instrument No. 202012170149437, of the Real (Value of consideration shown in aforementioned deed $218,700.00.)Property Records of Davidson County, Tennessee. Being also known as 5170 Hickory Hollow Parkway Antioch, Tennessee 37013.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF Walton)

The actual consideration (or value, whichever is greater) for this transfer is $218,700.

Affiant – Ralph Tune

Subscribed and sworn to before me, this 24 day of Nov., 2020.

NOTARY PUBLIC
My Commission Expires:

CORA CASPER
Walton County
My Commission Expires
August 20, 2024

Property address: 5170 Hickory Hollow Pkwy. Unit 821
Antioch, TN 37013

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