Karen Johnson Davidson County
Batch# 547848 DEEDWARR
01/06/2021 09:44:30 AM 5 pgs
Fees: $28.00 Taxes: $1,231.36
20210106-0002298

This instrument prepared by:
OS National, LLC
3097 Satellite Blvd., Duluth, GA 30096
Tel. 678-281-8900
File Number: 225452

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: 098060B14600CO
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,

The Warnock Family Revocable Living Trust, dated October 16, 2015, Luther Warnock, III and Bonnie Gail Warnock, husband and wife as Co-Trustees

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(s) this 29th day of December, 20 20.

Luther Warnock, III, Co-Trustee

Luther Warnock, III , as Co-Trustee
of The Warnock Family Revocable
Living Trust, dated October 16, 2015

Bonnie Gail Warnock, as Co-Trustee

Bonnie Gail Warnock , as Co-Trustee of
The Warnock Family Revocable
Living Trust, dated October 16, 2015

STATE OF Florida

COUNTY OF Saint Johns

On this 29th day of December, 20 20, before me personally appeared Luther Warnock III and Bonnie Gail Warnock, 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.

Luther Warnock III and Bonnie Gail Warnock's identification were both verified using Tennessee driver licenses.

Jaclyn C.

Notary Public

Printed Name: Jaclyn Cariveau

Commission Expires:

04/14/2024

Notarized online using audio-video communication

JACLYN CARIVEAU
Notary Public - State of Florida
Commission # GG978765
Expires on April 14, 2024

EXHIBIT A

MORE COMMONLY KNOWN AS: 1127 Chickadee Circle, Hermitage, TN 37076

TAX PARCEL ID/APN: 098060B14600CO

Being Unit 135-D-8, on the Plan of Bridgewater, Phase 2, Section "A" Villa Units, Lots 119D thru 135D as shown on the First Amendment to Supplemental Declaration of Covenants, Conditions, and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Annexing Phase 2, Section A, of record in Instrument 20071023-0125250 and Supplemental Declaration of Covenants, Conditions, and Restrictions of record in Instrument 20051122-0141076 and as shown on plat of record in Instrument 20061207-0151485, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to The Warnock Family Revocable Living Trust, dated October 26, 2015, Luther Warnock, III and Bonnie Gail Warnock, Co-Trustees by Quitclaim deed from Luther Warnock and wife, Bonnie Warnock of record in Instrument No. 20151019-0106074 Register's Office for Davidson County, Tennessee, dated October 16, 2015 and recorded on October 19, 2015.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF Walton)

The actual consideration (or value, whichever is greater) for this transfer is $ 332,800.00

Affiant - Ralph Tune

Subscribed and sworn to before me, this 29th day of December , 20 20 .

NOTARY PUBLIC
My Commission Expires:
8/20/2024

CORA CASPER
Walton County
My Commission Expires
August 20, 2024

Property address: 1127 Chickadee Circle, Hermitage, TN 37076

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