Karen Johnson Davidson County
Batch# 559044 DEEDWARR
01/22/2021 01:42:30 PM 5 pgs
Fees: $28.00 Taxes: $1,141.08
20210122-0009997

This instrument prepared by:
OS National, LLC
3097 Satellite Blvd., Duluth, GA 30096
Tel. 678-281-8900
File Number: 233254

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: 173090A45000CO
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,

Eric W. Bolton and Jessica M. Bolton, 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.

Witness our hand(s) this 14th day of January, 2021.

Eric William Bolton

Jessica Moody Bolton

STATE OF TENNESSEE

COUNTY OF Davidson

On this 14th day of January, 2021, before me personally appeared Eric W. Bolton and Jessica M. Bolton, husband and wife, 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: Tonika Robinson

Commission Expires:
07/03/2023

TONIKA ROBINSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

EXHIBIT A

MORE COMMONLY KNOWN AS: 8670 Gauphin Place, Nashville, TN 37211

TAX PARCEL ID/APN: 173090A45000CO

Land in Davidson County, Tennessee, being Lot No. 389 on the Plan of Lenox Village, Phase 6 of record in Plat at Instrument No. 20050112-0004530, 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 Eric W. Bolton and Jessica M. Bolton, husband and Wife by Warranty deed from Carrie Gill and husband, Kelly Gill of record in Instrument No. 20170703-0066869 Register's Office for Davidson County, Tennessee, dated June 30, 2017 and recorded on July 03, 2017. Being also known as 8670 Gauphin Place Nashville, Tennessee 37211.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

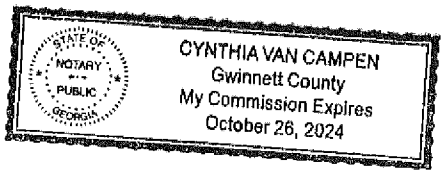
COUNTY OF WILSON)

The actual consideration (or value, whichever is greater) for this transfer is $308,400.00

AFFIANT

Subscribed and sworn to before me, this 14th day of January , 2021 .

NOTARY PUBLIC
My Commission Expires:
10/26/24



Property address:

8670 Gauphin Place
Nashville, TN 37211

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