Warranty Deed

Karen Johnson Davidson County Batch# 669978 DEEDWARR 07/02/2021 08:39:30 AM 4 pgs Fees: $23.00 Taxes: $1,162.54 20210702-0089736	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $314,200.00. Affiant Subscribed and sworn to before me this the 29th day of June, 2021. Notary Public My commission expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Offerpad (SPV Borrower1), LLC	New Owner	072-15-0A-119.00-CO
2150 German Road, Suite 1	**2150 German Road, Suite 1**	
Chandler, AZ 85286	**Chandler, AZ 85286**	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ASHLEY N. FARRELL, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OFFERPAD (SPV BORROWER1), LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 119 as shown on the Plan of Porter Terrace Condominiums, Phase 2, together with an undivided percentage interest in the common elements appurtment to said Units as set forth in the Master Deed of Record in Book 7174, page 537 as amended by Instrument No. 20160616-0061236, in the Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete and detailed description of said unit.

Being the same property conveyed to Ashley N. Farrell by Warranty deed from Porter Terrace II, LLC, a Tennessee Limited liability company of record in Instrument No. 20160831-0091558 Register's Office for Davidson County, Tennessee, dated August 30, 2016 and recorded on August 31, 2016 and as Corrected by Scrivener's Affidavit recorded on November 14, 2016 in Instrument No. 20161114-0119873.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 119 Porter Terrace, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of June, 2021.

Ashley N. Farrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ashley N. Farrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of June, 2021.

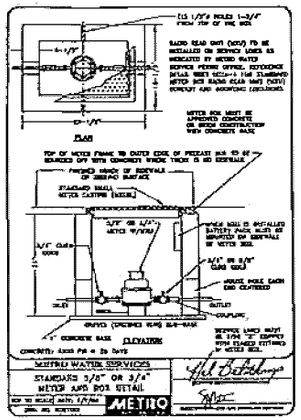
Notary Public

My Commission Expires: 3/3/25

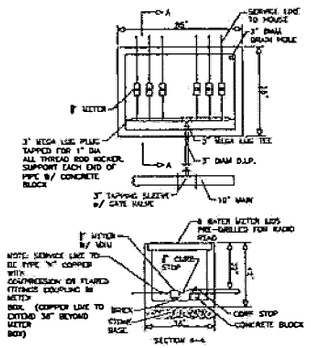
DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

EXHIBIT
A

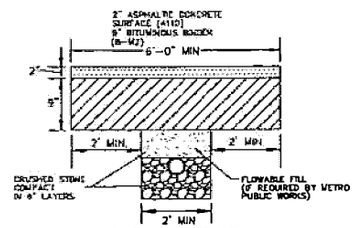
Unit 119 = 119 Porter Terrace Nashville, TN 37206



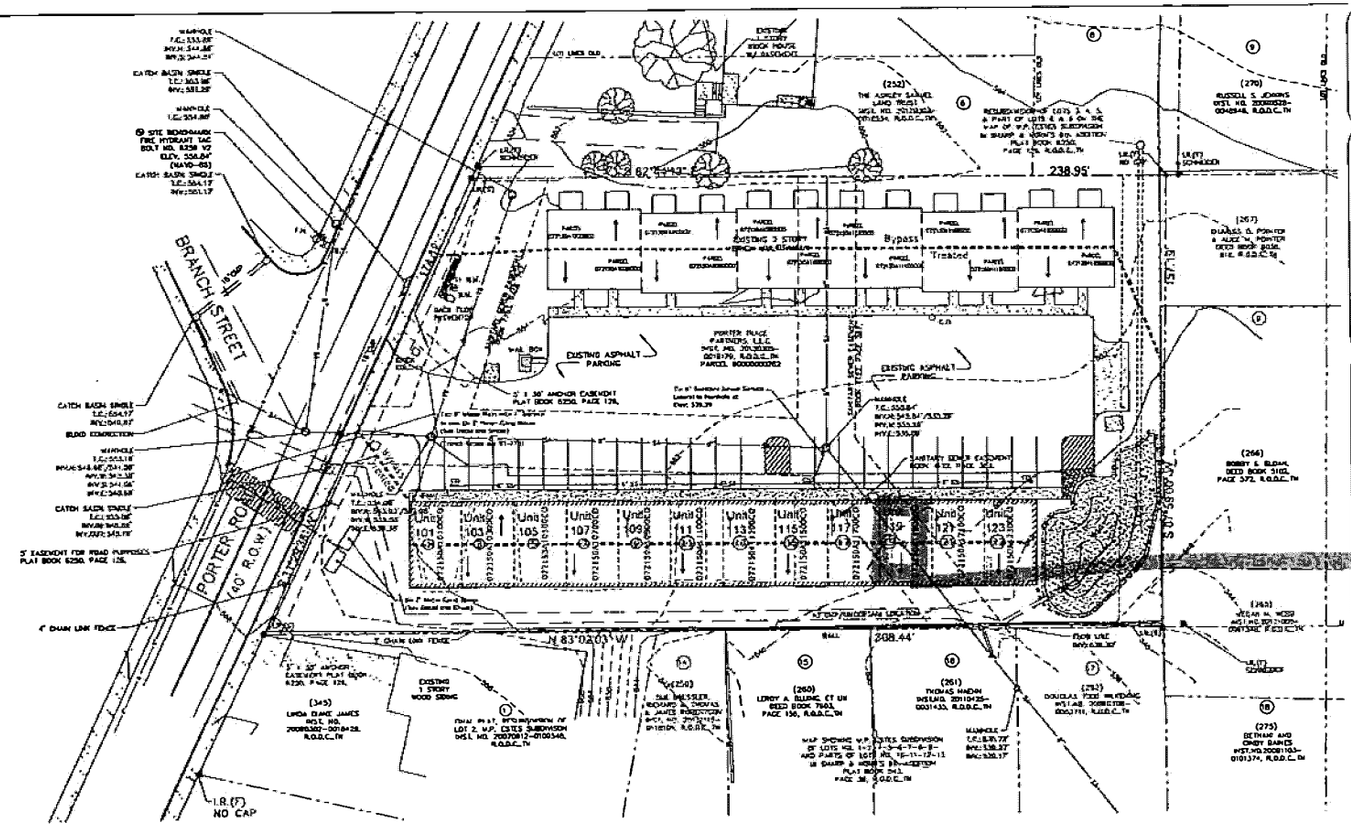
DOMESTIC SERVICE METER



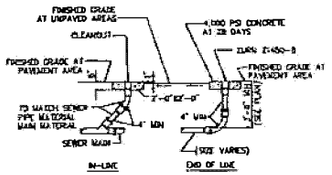
METER GANG BOX DETAIL



TRENCH REPAIR
ST-270
N.T.S.



PRIVATE SEWER TO BE 6" CLASS 45 PVC PIPE @ 1.00% MIN. WITH CLEANOUTS LOCATED 60' O.C. SEWER SHALL MAINTAIN A MIN. OF 30" OF COVER AT ALL TIMES.



GRAVITY SEWER CLEANOUT DETAIL
NOT TO SCALE

Scale 1" = 20'
TOTAL = 0.992 ACRES
= 43,208.60 S.F.

REVISIONS:
SW Comments: 9/26/14
SW Comments: 9/30/14
MWS Comments: 10/4/14

Submitted: T2014060153
Preparation Date: August 2014

Porter Terrace
Stormwater & Grading Plan
Being Parcels 101-123 on Tax Map 72-15-A
Nashville, Davidson County, Tennessee

11/4/14

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

D&A Project No 14035
Porter Terrace
C3.0
3 of 3

Utility Plan

20210702008973G

Certificate of Authenticity

I, **Doné Oglesby**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **June 29, 2021**.

Date

Affiant Signature

07/01/2021

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **1st** day of **July**, 20**21**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY