Karen Johnson Davidson County
Batch# 678545 DEEDWARR
07/16/2021 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,338.29
20210716-0095986

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-4043

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $361,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 14th day of July, 2021

Notary Public

MEGAN DUPRIEST TENNESSEE NOTARY PUBLIC My Comm Exp. 5/24/2025 COUNTY OF WILLIAMSON

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Opendoor Property Trust I 410 N. Scottsdale Rd, Ste. 1600 Tempe, AZ 85281	NEW OWNER	041-01-0A-074.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Mark Brandon Gruber, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Opendoor Property Trust I, a Delaware statutory trust

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 74 on the Plan of Final Plat of Cobblestone Creek, Phase Two - "First Revision" of record in Plat at Instrument No. 20060612-0069609, 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 Mark Brandon Gruber, married by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20080828-0088428 Register's Office for Davidson County, Tennessee, dated August 27, 2008 and recorded on August 28, 2008.

Being the same property conveyed to Mark Brandon Gruber and Laurel F. Gruber, husband and wife, Not as Tenants in Common, but As Joint Tenants, with Full Rights of Survivorship, the Whole Estate to Vest in the Survivor in the Event Of The Death Of Either by Quitclaim deed from Mark Brandon Gruber, a married man, herein joined by his spouse, Laurel F. Gruber of record in Instrument No. 20120418-0033017 Register's Office for Davidson County, Tennessee, dated April 10, 2012 and recorded on April 18, 2012. Mark Brandon Gruber and Laurel F. Gruber having since divorced. Pursuant to the Final Decree of Divorce, Docket No. 19D895, in the Third Circuit Court for Davidson County, Tennessee.

Being the same property conveyed to Mark Brandon Gruber by Quitclaim deed from Laurel F. Gruber, (being one and the same as Laurel Fay Gruber) of record in Instrument No. 20190730-0074748 Register's Office for Davidson County, Tennessee, dated July 15, 2019 and recorded on July 30, 2019.

Being also known as 5070 Cobblestone Creek Drive Nashville, Tennessee 37189.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;

(2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5070 Cobblestone Creek Drive, Whites Creek, TN 37189

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 14th day of July, 2021.

Mark Brandon Gruber

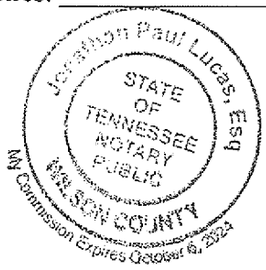
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mark Brandon Gruber** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 14th day of July, 2021.

Notary Public
My Commission Expires: _____

(Notary Seal)



Certificate of Authenticity

I, **Joshua A. Terry**, 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 7/14/21.

Affiant Signature

7/14/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/14/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON