**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**1620 Westgate Circle, Ste 150**
**Brentwood, TN 37027**

**CRT File No. 211038167**

Karen Johnson Davidson County
Batch# 750615 **DEEDWARR**
11/08/2021 10:10:33 AM 2 pgs
Fees: $13.00 Taxes: $2,301.40

20211108-0148739

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $622,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of November, 2021.

Notary Public
My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Offerpad SPE Borrower A, LLC<br>2150 E. German Road, Suite 1<br>Chandler, AZ 85286 | New Owner | Tax Parcel ID No.<br>155-16-0A-262.00-CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Justin VanOrman and Lida VanOrman f/k/a Lida Burke, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Offerpad SPE Borrower A, LLC, a Delaware limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 216 on the Plan of Traceside, Section Ten, Revision One of record in Plat Book 9700, Page 827, 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 Justin VanOrman and Lida Burke, husband and wife by Warranty deed from Jeremy S. Myers and Ciara L. Myers, husband and wife of record in Instrument No. 20181015-0101840 Register's Office for Davidson County, Tennessee, dated October 11, 2018 and recorded on October 15, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 827, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9236, Page 504, Book 9435, page 493, Book 9677, page 675, Book 11483, page 98, Book 11483, page 104, Instrument No. 20000922-0094253, Instrument No. 20010116-0004786, Instrument No. 20010221-0016218, Instrument No. 20020116-0006610 and Instrument No. 20020111-0004996, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of Traceside Homeowner's Association Inc. of record in Book 9668, Page 894, in the Register's Office for Davidson County, Tennessee.

By-Laws of Traceside Homeowner's Association, Inc. of record in the Register's Office for Davidson County, Tennessee.

Easement for Ingress/Egress for Davidson County Highway Department of record in Book 3533, Page 299, in the Register's Office for Davidson County, Tennessee.

Easement for Harpeth Valley Utilities District of record in Book 9306, Page 279, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 6332 Holly Trace Way Nashville TN 37221

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 4th day of November, 2021.

Justin VanOrman

Lida VanOrman f/k/a Lida Burke

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Justin VanOrman and Lida VanOrman f/k/a Lida Burke, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of November, 2021.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021