Karen Johnson Davidson County
Batch# 777985 DEEDWARR
12/22/2021 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20211222-0168937

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 08/10/2024
(AFFIX SEAL)

KAILEY B. DEMASTUS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
OFFERPAD SPE Borrower A, LLC, a Delaware limited liability company	OFFERPAD SPE Borrower A, LLC, a Delaware limited liability company	Parcel ID: 084 01 0F 006.00
(NAME) 2150 E. German Road	(NAME) 2150 E. German Road, Suite 1	
(ADDRESS) Chandler, AZ 85286	(ADDRESS) Chandler, AZ 85286	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Charity Lynn Vinson and Derrick L. Vinson, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **OFFERPAD SPE Borrower A, LLC, a Delaware limited liability company**, 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 Unit 6, Joule, as described in the Declaration of Covenants, Conditions and Restrictions for Joule, of record in Instrument No. 20160815-0084729, amended in Instrument Nos. 20170426-0041065 and 20171204-0123409, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Charity Lynn Vinson and Derrick L. Vinson, wife and husband, by Warranty Deed from Joule, LLC, a Tennessee limited liability company, of record in Instrument no. 20180410-0033798, in the Register's Office of Davidson County, Tennessee, dated April 06, 2018 and recorded on April 10, 2018.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2512 Colbert Dr, Nashville, TN 37206

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 do 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.

Witness our hands this 16 day of December 2021

Charity Lynn Vinson

Derrick L. Vinson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

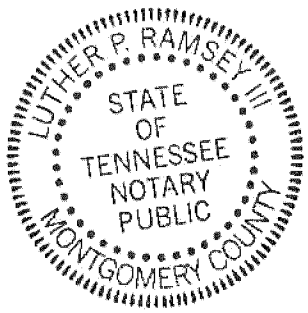
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Charity Lynn Vinson and Derrick L. Vinson, wife and husband, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of December, 2021.

Notary Public

My Commission Expires: 8/12/24

(SEAL)



Certificate of Authenticity

I, Tonya Loftin, 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 **December 16, 2021**.

Date

Tonya Loftin
Affiant Signature

December 17, 2021
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 17th day of December, 20 21.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)