Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-8729

STATE OF Arizona
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Blake Hardy
Affiant

SUBSCRIBED AND SWORN TO BEFORE THIS 20 day of December, 2021

Notary Public

Commission Expires: 5/11/2024

OLLIE IVY, JR
Notary Public
Commission Number 583795
Expires: May 11, 2024
Pinal County

Karen Johnson Davidson County
Batch# 778489 DEEDWARR
12/22/2021 12:13:22 PM 2 pgs
Fees: $13.00 Taxes: $1,443.00
20211222-0169231

Address of New Owner	Send Tax Bills To:	Map & Parcel
Orion Capital Investments LLC 849 Rose Park Drive Nashville, TN 37206	Orion Capital Investments LLC 2231 Highway 31E, Gallatin, TN 37066	084-01-0-131.00

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,

Opendoor Property Trust I, a Delaware statutory trust

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

Orion Capital Investments, LLC, A Tennessee 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 Lot No. 12 on the Plan of Section One, Rose Estates of record in Plat Book 3600, Page 37, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 12 fronts 72 feet on the Northerly side of Rose Park Drive and extends back 147.87 feet on the Easterly line and 154.17 feet on the Westerly line to a dead line in the rear on which it measures 88.72 feet.

Being the same property conveyed to Donald Gene Bower and wife, Donna G. Bower by Warranty deed from Charles M. Wood and wife, Cassandra Ann Wood of record in Book 5059, page 482, Register's Office for Davidson County, Tennessee, dated August 16, 1976 and recorded on August 20, 1976.

Journal Entry of Divorce Decree recorded on November 20, 1980 in Book 5680, Page 640.

Being the same property conveyed to Donna G. Bower by Quitclaim deed from Donald Gene Bower of record in Book 5680, page 644, Register's Office for Davidson County, Tennessee, dated October 07, 1980 and recorded on November 20, 1980.

Being the same property conveyed to Jeffrey T. Bower, a son by Quitclaim deed from Donna Bower, a mother of record in Instrument No. 20170719-0072782 Register's Office for Davidson County, Tennessee, dated July 18, 2017 and recorded on July 19, 2017..)

Being the same property conveyed to Opendoor Property Trust I, a Delaware Statutory

Trust by Warranty deed from Jeffrey T Bower and Lynn Marie Bower, Husband and wife of record in Instrument No. 20210610-0078020 Register's Office for Davidson County, Tennessee, dated June 7, 2021 and recorded on June 10, 2021.

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: 849 Rose Park Drive, 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 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 20 day of December, 2021.

Opendoor Property Trust I, a Delaware statutory trust

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By: _____

Name: Blake Hardy

Title: Auth Signer

STATE OF ARIZONA
COUNTY OF MARICOPA

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Blake Hardy, 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 within instrument for the purposes therein contained, and who further acknowledged that he/she is the authorized signor for Opendoor Labs Inc., and that he/she is authorized by Opendoor Labs Inc. to execute this instrument on its behalf as such per authorized signor policy.

Witness my hand and official seal this 20 day of Dec, 2021

_____
Notary Public at Large
My commission expires: 5/11/2024

OLLIE IVY, JR
Notary Public
Commission Number 583795
Expires: May 11, 2024
Pinal County

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT2112004l2