Karen Johnson Davidson County
Batch# 843437 DEEDWARR
04/21/2022 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20220421-0046160

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Maury

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 08/13/2025
(AFFIX SEAL)

ALEX B. DEMASTUS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Angela Graham and Chris Graham, wife and husband	Offerpad Mortgage, LLC	Parcel ID: 096-15-0-015.00-000
(NAME) 3100 Boulder Park Drive	(NAME) 2150 E German Rd Suite 1	
(ADDRESS) Nashville, TN 37214	(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, **OFFERPAD SPE Borrower A, LLC, a Delaware limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Angela Graham and Chris Graham, wife and husband**, 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:

A certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 28 on the Plan of Hickory Bend, Section 3, of record in Book 3600, Page 42, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Cecil E. Martin and wife, Martha Jeanette Martin, By Warranty Deed from Geoffrey G. Eli and wife, Carole L. Eli dated October 03, 1994 recorded October 04, 1994, of record in Book 9483, Page 747 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to OFFERPAD SPE Borrower A, LLC, a Delaware limited liability company, By Warranty Deed from Martha Jeanette Martin, a widow dated December 14, 2021 recorded December 21, 2021, of record as Instrument No. 20211221-0168192 Register's Office for Davidson County, Tennessee.

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 3100 Boulder Park Drive, Nashville, TN 37214

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 28 day of March, 2022

OFFERPAD SPE Borrower A, LLC, a Delaware limited liability company,
By: Offerpad SPE Borrower A Holdings, LLC, a Delaware limited liability company, Sole Member
By: Offerpad, Inc., Sole Member

By: Rebecca McLean

Its: Rebecca McLean
Authorized Signer

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rebecca McLean with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be Rebecca McLean (or other such officer authorized to execute this instrument) of OfferPad SPE Borrower A, LLC, the within-named bargainor, a Delaware limited liability company, and that such Auth Signer, as such Auth Signer, executed the foregoing instrument for the purposes and considerations therein contained, by personally signing the name of the limited liability company as Offerpad.

Witness my hand and official seal, this the 28th day of March, 2022.

Notary Public

My Commission Expires: 2/20/25

(SEAL)

CARRIE M YOST
Notary Public - Arizona
Maricopa County
Commission # 597506
My Comm. Expires Feb 20, 2025

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 **March 28, 2022**.

Date

Tonya Loftin
Affiant Signature

April 14, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 14th day of April, 2022.

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)