SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 938530 DEEDWARRSP
11/07/2022 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $695.23
20221107-0119547

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4 day of November

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: 10/20/2024 (AFFIX SEAL)

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).
Dylan Booker, UNMARRIED MAN	**First Farmers and Merchants Bank**	**133 11 0A 069.00**
(NAME)	(NAME)	
500 Paragon Mills Rd #M16	P. O. Box 1148	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Columbia, TN 38402-1148	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For Good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned 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 **Dylan Booker, UNMARRIED MAN**, hereinafter referred to as Grantee, his/her/their heirs and assigns forever, all of its right, title and interest in the following described real estate, situated Davidson County, State of Tennessee, described as follow, to-wit:

Land in Davidson County, Tennessee, Unit No. M-16 of Canterbury Hall Condominiums, a Condominium or Horizontal Property Regime established by Master Deed of record in Book 5440, Page 255, as amended in Amendment to Master Deed of record in Book 5441, Page 819, and shown on a Plan of record in Plat Book 5200, Page 159, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kenneth Holt from Edith Frances LaBelle, unmarried, and David R. LaBelle, married by Warranty Deed dated April 30, 2013 and recorded on May 2, 2013 in Instrument No. 20130502-0044486, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to T. Y. Lowin from Kenneth Holt by Quitclaim Deed dated September 26, 2014 and recorded on September 30, 2014 in Instrument No. 20140930-0089827, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to OFFERPAD SPE Borrower A, LLC, a Delaware limited liability company from T. Y. Lowin by Warranty Deed dated May 19, 2022 and recorded on May 25, 2022 in Instrument No. 20220525-0060762, 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 500 Paragon Mills Rd #M16, Nashville, TN 37211

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 20 day of October, 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, LLC., Sole Member, a Delaware Limited Liability Company

By: Rebecca McLean

Its: Rebecca McLean
Authorized Signer

STATE OF AZ

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 authorized of Offerpad, LLC., Sole Member, a Delaware Limited Liability Company as sole member of Offerpad SPE Borrower A Holdings, LLC, a Delaware Limited Liability Company, Sole Member of OfferPad SPE Borrower A, LLC, the within-named bargainor, a Delaware limited liability company, and that such authorized, as such authorized, executed the foregoing instrument for the purposes and considerations therein contained, by personally signing the name of the limited liability company as authorized.

Witness my hand and official seal, this the 20 day of Oct, 2022.

Notary Public

My Commission Expires: 6/12/2024

(SEAL)

OLIVIA CORDOVA
Notary Public - Arizona
Maricopa County
Commission # 583739
My Comm. Expires Jun 26, 2024

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 October 26, 2022.

Date

Tonya Loftin

Affiant Signature

November 7, 2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 7th day of November, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)