This instrument prepared by and (MAIL)
instrument may be returned to:
OS National, LLC
2170 Satellite Blvd., Ste. 200
Duluth, GA 30097
Tel. 770-497-9100

Bill Garrett Davidson County
Batch# 117705 DEEDWARR
07/18/2018 09:12:30 AM 5 pgs
Fees: $28.00 Taxes: $917.60
20180718-0069828

Send tax bills to:
Opendoor Property D LLC, a Delaware limited liability company
405 Howard Street, Suite 550
San Francisco, CA 94105

Name and address of new owner:
Opendoor Property D LLC, a Delaware limited liability company
405 Howard Street Suite 550
Nashville, TN 37217

Map parcel number: 075-07-0-135.00

Source of Title: See Exhibit "A" attached hereto and incorporated herein.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

Carlton Watson and Carol Watson, husband and wife

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

Opendoor Property D LLC, a Delaware limited liability company,

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever. We covenant with the said Grantees that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those matters appearing of record and real property taxes.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 hand this 13 day of July, 2018, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Carlton Watson

Carol Watson

STATE OF Tennessee

COUNTY OF Davidson

On this 13 day of July, 2018, before me personally appeared Carlton Watson and Carol Watson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Reba Clarke

Commission Expires:

My Commission Expires
March 2, 2022

REBA CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF GEORIGA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $248,000.00.

AFFIANT -Craig Bowman
OS National LLC, a Georgia limited liability company
as Attorney In Fact for Opendoor Property D LLC, a Delaware limited liability company

Subscribed and sworn to before me, this 16th day of July, 2018.

NOTARY PUBLIC
My Commission Expires:
8/26/19

SARAH E. PRATT NOTARY PUBLIC GWINNETT COUNTY, GA Comm. Exp. 8/26/19

Property address: 521 Dutchmans Drive, Hermitage, TN 37076

EXHIBIT A

Legal Description

MORE COMMONLY KNOWN AS: 521 Dutchmans Drive, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 075-07-0-135.00

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Section 3, Highlands of Tulip Grove of record in Plat Book 4675, Page 140, as amended in Book 7390, Page 844, and as further amended in Book 10479, Page 219, 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 Carlton Watson and wife, Carol Watson, tenants by the entirety by Warranty deed from David C. Adams of record in Instrument No. 20131106-0115220 Register's Office for Davidson County, Tennessee, dated October 31, 2013 and recorded on November 06, 2013. (Value of consideration shown in aforementioned deed $150,000.00.) Being also known as 521 Dutchmans Drive Hermitage, Tennessee 37036.

True Copy Certification

I, Stacy Martin, do hereby make oath that I am ~~a licensed attorney and/or~~ the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature: Stacy Martin

State of GEORGIA
County of GWINNETT

Personally appeared before me, Krista Murphy, a notary public for this county and state, Stacy Martin, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:
Notary' Seal (if on paper)

KRISTA MURPHY NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA JUNE 25, 2021