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# 118682 DEEDWARR
07/19/2018 04:15:30 PM 5 pgs
Fees: $28.00 Taxes: $717.80
20180719-0070691

SP.# 194,000

Send tax bills to:
Opendoor Property D LLC, a Delaware Limited Liability Company
405 Howard Street, Ste 550
San Francisco, CA 94105

Name and address of new owner:
Opendoor Property D LLC, a Delaware Limited Liability Company
405 Howard Street Ste 550
San Francisco, CA 94105

Map parcel number: 050 03 0B 04200 CO

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,

Melanie Marlene McCoy Thomas f/k/a Melanie M McCoy,

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 17th 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.

Melanie Marlene McCoy Thomas fka
Melanie Marlene McCoy

Leigh S Smith
As witness
Leigh S. Smith

STATE OF Tennessee

COUNTY OF Davidson

On this 17th day of July, 2018, before me personally appeared
** Melanie M McCoy, 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.

Leigh S. Smith
Notary Public

Printed Name: Leigh S. Smith

Commission Expires:

7/27/20

Melanie Marlene McCoy Thomas fka Melanie Marlene McCoy

LEIGH S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF GEORIGA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $194,000.00.

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 18 day of July, 2018.

NOTARY PUBLIC
My Commission Expires:
8/26/19

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

Property address: 1017 Mulberry Way, Nashville, TN 37207

EXHIBIT A

Legal Description

MORE COMMONLY KNOWN AS: 1017 Mulberry Way, Nashville, TN 37207

TAX PARCEL ID/APN (For informational purposes only): 050 03 0B 04200 CO

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Final Plat, Mulberry Downs, Phase I of record in Plat Book 7900, Page 84, 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 Melanie M. McCoy, unmarried by warranty deed from Timothy J. McKay and wife, Melissa P. McKay of record in Book 11453, page 3, Register's Office for Davidson County, Tennessee, dated 04/27/1999 and recorded on 04/29/1999. (Value or consideration shown in aforementioned deed $113,000.00.) See also Final Decree Confirming Sale of record in Instrument Number 20040310-0027581, and Decree for Redemption of record in Instrument Number 20050401-0035599, of the same Office.

Being also known as 1017 Mulberry Way Nashville, Tennessee 37207.

True Copy Certification

I, Faithe Williams, 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: Faithe Williams

State of GEORGIA
County of GWINNETT

Personally appeared before me, Krista Murphy, a notary public for this county and state, Faithe Williams, 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