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# 122118 DEEDWARR
07/30/2018 09:29:30 AM 5 pgs
Fees: $28.00 Taxes: $1,417.10
20180730-0073815

Send tax bills to:
OPENDOOR PROPERTY W22 LLC, a Delaware limited liability company
405 Howard Street, Suite 550
San Francisco, CA 94105

Name and address of new owner:
OPENDOOR PROPERTY W22 LLC, a Delaware limited liability company
405 Howard Street Suite 550
New Port Richey, FL 34655

Map parcel number: 137-04-0B-023.00-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,

Chad E. Robinson,

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

OPENDOOR PROPERTY W22 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 25th 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.

Chad E. Robinson

STATE OF Florida

COUNTY OF Pasco

On this 25th day of July, 2018, before me personally appeared Chad E. Robinson, 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: Leroy Alvin Dike

Commission Expires:

Dec. 20, 2020

LEROY ALVIN DIKE
MY COMMISSION # GG056551
EXPIRES December 20, 2020

AFFIDAVIT OF VALUE

STATE OF GEORIGA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $383,000.00.

AFFIANT - Craig Bowman
OS National LLC, a Georgia limited liability company
as Attorney In Fact for OPENDOOR PROPERTY W22 LLC, a Delaware limited liability company

Subscribed and sworn to before me, this 27 day of July, 2018.

NOTARY PUBLIC
My Commission Expires:
8/29/19

SARAH E. PRATT NOTARY PUBLIC GWINNETT COUNTY, GA Comm. Exp. 8/29/19

Property address: 2236 Arbor Pointe Way, Hermitage, TN 37076

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2236 Arbor Pointe Way, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 137-04-0B-023.00-CO

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Final Plat of Arbor Crest Subdivision of record in Plat at Instrument No. 20071129-0138522, 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 a portion of the same property conveyed to The Jones Company of Tennessee, L.L.C., a Missouri limited liability company by Warranty deed from KDS Investments General Partnership, a Tennessee general partnership of record in Instrument No. 20160513-0047758 Register's Office for Davidson County, Tennessee, dated May 12, 2016 and recorded on May 13, 2016. (Value or consideration as shown in aforementioned deed $110,000.00.)

Being the same property conveyed to Chad E. Robinson and Elieth Robinson, husband and wife by Special Warranty deed from The Jones Company of Tennessee, LLC., a Missouri limited liability company of record in Instrument No. 20170327-0029467 Register's Office for Davidson County, Tennessee, dated March 16, 2017 and recorded on March 27, 2017. (Value of consideration shown in aforementioned deed $357,950.00.)

Being the same property conveyed to Chad E. Robinson, married by Quitclaim deed from Chad E. Robinson and Elieth Robinson, husband and wife of record in Instrument No. 20180130-0009582 Register's Office for Davidson County, Tennessee, dated January 30, 2018 and recorded on January 30, 2018. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 2236 Arbor Pointe Way Hermitage, Tennessee 37076.

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