Bill Garrett Davidson County
Batch# 122224 DEEDWARR
07/30/2018 11:25:30 AM 5 pgs
Fees: $28.00 Taxes: $1,061.90
20180730-0074007

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

Send tax bills to:
OPENDOOR PROPERTY W24 LLC, a Delaware Limited Liability Company
405 Howard Street, Suite 550
San Francisco, CA 94105

Name and address of new owner:
OPENDOOR PROPERTY W24 LLC, a Delaware Limited Liability Company
405 Howard Street Suite 550
San Francisco, CA 94105

Map parcel number: 058-09-0A-291.00-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,

Gabriel F Posey and Barbara Posey,

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

OPENDOOR PROPERTY W24 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 26 day of July, 20 19, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Gabriel F Posey

Gabriel F Posey

Barbara Posey

Barbara Posey

BARBARA G BOREL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson

On this 26 day of July, 20 18, before me personally appeared Gabriel F Posey and Barbara Posey, 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.

Barbara G. Borel, Notary

Notary Public

Printed Name: BARBARA G. BOREL

Commission Expires:

1-8-19

attach to Warranty Deed

AFFIDAVIT OF VALUE

STATE OF GEORIGA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $287,000.00.

AFFIANT -Craig Bowman
OS National LLC, a Georgia limited liability company
as Attorney In Fact for OPENDOOR PROPERTY W24 LLC, a Delaware Limited Liability Company

Subscribed and sworn to before me, this 27 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: 2581 Jordan Ridge Drive, Nashville, TN 37218

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2581 Jordan Ridge Drive, Nashville, TN 37218

TAX PARCEL ID/APN (For informational purposes only): 058-09-0A-291.00-CO

Land in Davidson County, Tennessee, being Lot No. 291 on the Plan of Jordan Ridge at Eaton's Creek, Phase 10, "a Cluster Lot Planned Unit Development" of record in Plat at Instrument No. 20110729-0058396, and as amended in Instrument No. 20021210-0152343, 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 Melissa A. Shropshire and Gregory Shropshire, wife and husband by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20120530-0046548 Register's Office for Davidson County, Tennessee, dated May 29, 2012 and recorded on May 30, 2012. (Value of consideration shown in aforementioned deed $198,785.00.)

Being the same property conveyed to Gabriel F. Posey, a married man, and Barabra Posey, his wife by Warranty deed from Melissa A. Shropshire and Gregory Shropshire, wife and husband of record in Instrument No. 20170103-0000247 Register's Office for Davidson County, Tennessee, dated December 30, 2017 and recorded on January 03, 2017. (Value of consideration shown in aforementioned deed $240,000.00.) Being also known as 2581 Jordan Ridge Nashville, Tennessee 37218.

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 EXPIRES GEORGIA JUNE 25, 2021 PUBLIC GWINNETT COUNTY