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# 130126 DEEDWARR
08/16/2018 02:37:30 PM 5 pgs
Fees: $28.00 Taxes: $843.60
20180816-0081407

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
San Francisco, CA 94105

Map parcel number: 074-08-0-165.00

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,

David L. Wyatt and wife, Crystal D. Wyatt,

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 14 day of August, 2018, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

David L Wyatt
David L. Wyatt

Crystal D Wyatt
Crystal D. Wyatt

STATE OF TENN
COUNTY OF Davidson

On this 14 day of August, 2018, before me personally appeared David L. Wyatt and Crystal D. Wyatt, 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.

Eddie N. Morthel
Notary Public

Printed Name: Eddie N. Morthel

Commission Expires:
9-16-2020

EDDIE N. MORTHEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

AFFIDAVIT OF VALUE

STATE OF GEORIGA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $228,000.00.

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 14 day of August, 2018.

NOTARY PUBLIC
My Commission Expires:
8/26/19

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

Property address: 150 Bonnafield Drive, Hermitage, TN 37076

EXHIBIT A

For Information purposes only - Street Address: 150 Bonnafield Drive, Hermitage, TN 37076

County: Davidson

File Number: 142744

Tax Parcel ID/APN: 074-08-0-165.00

Land in Davidson County, Tennessee, being Lot No. 904 on the Plan of Section Eight, Hermitage Hills of record in Plat Book 3600, Page 24, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 904 fronts 75.0 feet on the Southeasterly margin of Bonnafield Drive and extends back 235.0 feet on the Northeasterly line and 182.87 feet on the Southwesterly line to a dead line in the rear on which it measures 127.95 feet.

Being the same property conveyed to David L. Wyatt and Crystal D. Wyatt, husband and wife by Warranty deed from Timothy S. Ring and wife, Cynthia Ring and Billy J. Ring and wife, Carolyn Ann Ring of record in Book 10991, page 83, Register's Office for Davidson County, Tennessee, dated June 15, 1998 and recorded on June 25, 1998. (Value or consideration shown in aforementioned deed $103,000.00.)

Being also known as 150 Bonnafield Drive 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 EXPIRES GEORGIA JUNE 25, 2021 PUBLIC GWINNETT COUNTY