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# 133899 DEEDWARR
08/27/2018 02:40:30 PM 5 pgs
Fees: $28.00 Taxes: $1,119.25
20180827-0084831

Send tax bills to:
OPENDOOR PROPERTY W28 LLC, a Delaware limited liability company
405 Howard Street, Suite 550
San Francisco, CA 94105

Name and address of new owner:
OPENDOOR PROPERTY W28 LLC, a Delaware limited liability company
405 Howard Street Suite 550
San Francisco, CA 94105

Map parcel number: 033-06-0A-027.00

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. Culbreath and wife, Vicki L. Culbreath,

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

OPENDOOR PROPERTY W28 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 23 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. Culbreath

Vicki L. Culbreath

STATE OF Tennessee

COUNTY OF Davidson

On this 23 day of August, 2018, before me personally appeared David L. Culbreath and Vicki L. Culbreath, 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: TeeAnna Davis Brown

Commission Expires:
7-09-2022

TEEANNA DAVIS BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

STATE OF GEORIGA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $302,500.00.

AFFIANT -Craig Bowman
OS National LLC, a Georgia limited liability company
as Attorney In Fact for OPENDOOR PROPERTY W28 LLC, a Delaware limited liability company

Subscribed and sworn to before me, this 24 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: 353 Solitude Circle, Goodlettsville, TN 37072

EXHIBIT A

For Information purposes only - Street Address: 353 Solitude Circle, Goodlettsville, TN 37072

County: Davidson

File Number: 144316

Tax Parcel ID/APN: 033-06-0A-027.00

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Echo Hill Estates Section Two of record in Plat Book 6900, Page 791, 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 David L. Culbreath and wife, Vicki L. Culbreath by Warranty deed from Thomas L. Cunningham, IV and Patricia Cunningham of record in Book 9889, page 92, Register's Office for Davidson County, Tennessee, dated December 13, 1995 and recorded on December 15, 1995. (Value or consideration shown in aforementioned deed $15,000.00.).

Being also known as 353 Solitude Circle Goodlettsville, Tennessee 37072.

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