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

SP. $188,500

Bill Garrett Davidson County
Batch# 135231 DEEDWARR
08/30/2018 12:18:30 PM 5 pgs
Fees: $28.00 Taxes: $697.45
20180830-0086125

Send tax bills to:
OPENDOOR PROPERTY W18 LLC, a Delaware limited liability company
405 Howard Street, Suite 550
San Francisco, CA 94105

Name and address of new owner:
OPENDOOR PROPERTY W18 LLC, a Delaware limited liability company
405 Howard Street Suite 550
San Francisco, CA 94105

Map parcel number: 162-09-0B-063.00-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,

Peggy L. Niemann, now known as Piper L. Niemann,
Unmarried,

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

OPENDOOR PROPERTY W18 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 22 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.

nka

Peggy L. Niemann, now known as Piper L. Niemann

STATE OF Tennessee

COUNTY OF Davidson

On this 22ND day of Aug, 2018, before me personally appeared Peggy L. Niemann, now known as Piper L. Niemann, 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.

Karen R. Campbell

Notary Public

Printed Name: Karen R. Campbell

Commission Expires:

Nov. 8, 2021

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

AFFIDAVIT OF VALUE

STATE OF GEORIGA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $188,500.00.

AFFIANT -Craig Bowman
OS National LLC, a Georgia limited liability company
as Attorney In Fact for OPENDOOR PROPERTY W18 LLC, a Delaware limited liability company

Subscribed and sworn to before me, this 23 day of August, 2018.

NOTARY PUBLIC
My Commission Expires:
8/26/19

Property address: 5600 Country Drive, Unit Apt 150, Nashville, TN 37211

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

EXHIBIT A

For Information purposes only - Street Address: 5600 Country Drive, Unit Apt 150, Nashville, TN 37211

County: Davidson

File Number: 143668

Tax Parcel ID/APN: 162-09-0B-063.00-CO

Being Unit No. 150 of Revised Site Plan Phase 3, Hickory Valley Condominiums, a horizontal property regime established by Master Deed and By-Laws of record in Book 4918 at page 116, the Plat of which is of record in Plat Book 5200, Page 131, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Peggy L. Niemann, unmarried by Warranty deed from Reginald T. Stone and wife Kimberlee J. Stone of record in Instrument No. 20020128-0011385 Register's Office for Davidson County, Tennessee, dated January 18, 2002 and recorded on January 28, 2002. (Value of consideration shown in aforementioned deed $105,000.00.)

Being also known as 5600 Country Drive Nashville, Tennessee 37211.

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