Karen Y Johnson Davidson County
Batch# 139791 DEEDWARR
09/11/2018 04:00:30 PM 5 pgs
Fees: $28.00 Taxes: $962.00
20180911-0090146

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:
Matthew Ridenour and Lea Ridenour
2817 Blackwood Drive
Nashville, TN 37214

Name and address of new owner:
Matthew Ridenour and Lea Ridenour
2817 Blackwood Drive
Nashville, TN 37214

Map parcel number: 108-04-0A-041.00-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,

Opendoor Property Acquisition LLC, a Delaware Limited Liability Company,

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

Matthew Ridenour and Lea Ridenour,

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 16th day of September, 2018, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Opendoor Property Acquisition LLC, a Delaware Limited Liability Company

By: Opendoor Labs Inc., its sole member

By: _____ aif
Craig Bowman of OS National, LLC
As Attorney-in-Fact

STATE OF Georgia
COUNTY OF Gwinnett

Before me, Sarah E. Pratt of the state and county mentioned, personally appeared Craig Bowman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of Warranty Deed, the within named bargainor, a corporation, and that such president or officer as such Attorney in Fact, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Craig Bowman.

Witness my hand and seal, at office in 2018, this 16th day of September

Sarah E Pratt
Notary Public

Printed Name: Sarah E. Pratt
My Commission Expires: 8/26/19

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

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF ~~Davidsoncounty~~ Williamson)

The actual consideration (or value, whichever is greater) for this transfer is $260,000.00.

AFFIANT – Matthew Ridenour

Subscribed and sworn to before me, this 5th day of Sept, 2018.

NOTARY PUBLIC
My Commission Expires:
Nov. 8, 2021

Property address: 2817 Blackwood Drive, Nashville, TN 37214

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

EXHIBIT A
Legal Description

TAX PARCEL ID/APN 108-04-0A-041.00-CO

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Section Two, Villages Of Larchwood of record in Plat Book 7900, Page 326, 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 Sonmi A. Kim, a single woman by Warranty deed from Bret A. Hoffman, unmarried of record in Instrument No. 20160202-0010130 Register's Office for Davidson County, Tennessee, dated January 29, 2016 and recorded on February 02, 2016. (Value of consideration shown in aforementioned deed $182,000.00.) Being the same property conveyed to Opendoor Property Acquisition LLC, a Delaware Limited Liability Company by Warranty deed from Sonmi A. Kim, a single woman of record in Instrument No. 20180620-0059331 Register's Office for Davidson County, Tennessee, dated June 15, 2018 and recorded on June 20, 2018. (Value of consideration shown in aforementioned deed $244,000.00.) Being also known as 2817 Blackwood Drive Nashville, Tennessee 37214.

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