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

Karen Y Johnson Davidson County
Batch# 143454 DEEDWARR
09/20/2018 02:39:30 PM 5 pgs
Fees: $28.00 Taxes: $906.50
20180920-0093421

Send tax bills to:
OPENDOOR PROPERTY W20 LLC, a Delaware Limited Liability Company
405 Howard Street, Suite 550
San Francisco, CA 94105

Name and address of new owner:
OPENDOOR PROPERTY W20 LLC, a Delaware Limited Liability Company
405 Howard Street Suite 550
San Francisco, CA 94105

Map parcel number: 172-12-0D-540.00-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,

Jeremy Dale Moretz and Elizabeth W. Moretz, a married couple,

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

OPENDOOR PROPERTY W20 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 17th 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.

Jeremy Dale Moretz

Elizabeth W. Moretz

STATE OF Tennessee

COUNTY OF Davidson

On this 17th day of Sept, 2018, before me personally appeared Jeremy Dale Moretz and Elizabeth W. Moretz, 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: 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 GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $245,000.00.

AFFIANT -Craig Bowman
OS National LLC, a Georgia limited liability company
as Attorney In Fact for OPENDOOR PROPERTY W20 LLC, a Delaware Limited Liability Company

Subscribed and sworn to before me, this 19th day of September, 2018.

NOTARY PUBLIC
My Commission Expires:
8/26/19

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

Property address: 513 Saint Jules Lane, Nashville, TN 37211

EXHIBIT A

For Information purposes only - Street Address: 513 Saint Jules Lane, Nashville, TN 37211

County: Davidson

File Number: 146516

Tax Parcel ID/APN: 172-12-0D-540.00-CO

Land in Davidson County, Tennessee, being Unit No. 806 as shown on Exhibit "B" to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, A Horizontal Property Regime and Residential Neighborhood (Additional 21 Townhomes Unit of Section Two, The Town Center Homes), of record as Instrument No. 20060622-0074677 in the Register's office for said County; also being part of the same property shown as Lot No. 508 on the Plan of Section 2, The Town Center Homes at Lenox Village of record as instrument No. 20050322-0031182 as revised by instrument No. 20061103-0136911 in said Register's office.

Being the same property conveyed to Jeremy Dale Moretz and Elizabeth W. Moretz, a married couple by Warranty deed from Andrew P. Gillespie, an unmarried man of record in Instrument No. 20160810-0083374 Register's Office for Davidson County, Tennessee, dated July 29, 2016 and recorded on August 10, 2016. (Value of consideration shown in aforementioned deed $207,500.00.)

Being also known as 513 Saint Jules Ln., Nashville, Tennessee 372117195.

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