Karen Y Johnson Davidson County
Batch# 144092 DEEDWARR
09/24/2018 08:52:30 AM 5 pgs
Fees: $28.00 Taxes: $865.80
20180924-0094085

WARRANTY DEED

MAIL RECORDED DEED TO:

BARI MARTENY
OS NATIONAL, LLC
2170 SATELLITE BOULEVARD, SUITE 200
DULUTH, GA 30097
#142411

OWNER (SEND TAX BILLS TO):

OPENDOOR PROPERTY W19 LLC
405 HOWARD STREET SUITE 550
SAN FRANCISCO, CA 94105

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THIRTY-FOUR THOUSAND AND 00/100 Dollars ($234,000.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JULIE K. REEVES, an unmarried woman (herein, "Grantor"), whose address is 3104 Aidan Lane, Mount Juliet, TN 37122, hereby sells, transfers and conveys to OPENDOOR PROPERTY W19 LLC, a Delaware limited liability company (herein, "Grantee"), whose address is 405 Howard Street, Suite 550, San Francisco, CA 94105, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 912 Kalvesta Court, Antioch, TN 37103

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever.

AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

PIN NO: 150-03-0-404.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 18th day of Sept, 2018

GRANTOR:

Julie K. Reeves

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Julie K. Reeves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of Sept, 2018

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 4/18/22

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $234,000.00.

AFFIANT -Craig Bowman
OS National LLC, a Georgia limited liability company
as Attorney In Fact for OPENDOOR PROPERTY W19 LLC, a Delaware limited liability company

Subscribed and sworn to before me, this 20 day of September, 2018.

NOTARY PUBLIC
My Commission Expires:
8/26/19

Property address: 912 Kalvesta Court, Antioch, TN 37013

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

EXHIBIT A

[Legal Description]

STREET ADDRESS: 912 Kalvesta Court, Antioch, TN 37013

COUNTY: Davidson

CLIENT CODE: 142411

TAX PARCEL ID/APN: 150-03-0-404.00

Land in Davidson County, Tennessee, being Lot No. 366 on the Plan of Sheet No. 1, Section Eight, 2nd Revision, The Country of record in Plat Book 6250, Page (s) 912 and 913, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument 20151202-0121487, on December 2, 2015.

PIN NO: 150-03-0-404.00

STREET ADDRESS:

912 Kalvesta Court, Antioch, TN 37103

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

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