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# 145501 DEEDWARR
09/26/2018 10:02:30 AM 5 pgs
Fees: $28.00 Taxes: $1,313.50
20180926-0095354

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: 075-12-0E-015.00-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,

Michael R Reed and Victoria Helene Reed, Husband and Wife

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

Michael R Reed

Victoria Helene Reed

STATE OF TN

COUNTY OF Shelby

On this 17 day of Sept, 2018, before me personally appeared Michael R Reed and Victoria Helene Reed, 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: Barbara Smith

Commission Expires:

3-30-2020

BARBARA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $355,000.00.

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 24th day of September, 2018.

NOTARY PUBLIC
My Commission Expires:
8/26/19

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

Property address: 1012 Tulip Blossom Drive, Hermitage, TN 37076

EXHIBIT A
Legal Description

TAX PARCEL ID/APN 075-12-0E-015.00-CO

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of First Revision, Final Plat of Blossom Trace of record in Plat at Instrument No. 20010920-0101745 and by surveyors certificate of correction of record in instrument No. 20011025-0116872, 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 Michael R. Reed by Warranty deed from Mikel Hunsucker Homes, LLC of record in Instrument No. 20071214-0143933 Register's Office for Davidson County, Tennessee, dated November 14, 2007 and recorded on December 14, 2007. (Value of consideration shown in aforementioned deed $481,600.00.) Being also known as 1012 Tulip Blossom Drive Hermitage, Tennessee 37076.

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 PUBLIC GWINNETT COUNTY EXPIRES GEORGIA JUNE 25, 2021