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# 146383 DEEDWARR
09/28/2018 11:06:30 AM 5 pgs
Fees: $28.00 Taxes: $971.99
20180928-0096270

Send tax bills to:
OPENDOOR PROPERTY W30 LLC, a Delaware limited liability company
405 Howard Street, Suite 550
San Francisco, CA 94105

Name and address of new owner:
OPENDOOR PROPERTY W30 LLC, a Delaware limited liability company
405 Howard Street Suite 550
San Francisco, CA 94105

Map parcel number: 058 09 0A 26700 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,

Roshanda Odom, Unmarried

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

OPENDOOR PROPERTY W30 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 25 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.

Roshanda Odom

Roshanda Odom

STATE OF TN

COUNTY OF Davidson

On this 25 day of September, 2018, before me personally appeared Roshanda Odom, 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.

Ella K Butler

Notary Public

Printed Name: Ella K. Butler

Commission Expires:

09/07/2020

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $262,700.00.

AFFIANT Craig Bowman
OS National LLC, a Georgia limited liability company
as Attorney In Fact for OPENDOOR PROPERTY W30 LLC, a Delaware limited liability company

Subscribed and sworn to before me, this 27 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: 2805 Cato Ridge Drive, Nashville, TN 37218

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2805 Cato Ridge Drive, Nashville, TN 37218

TAX PARCEL ID/APN (For informational purposes only): 058 09 0A 26700 CO

Land in Davidson County, Tennessee, being Lot No. 316 on the Plan of Jordan Ridge at Eaton's Creek, Phase 9, a Cluster Lot Planned Unit Development of record in Instrument Number 20090618-0056870, 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 Roshanda Odom, unmarried by special warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20111205-0094385 Register's Office for Davidson County, Tennessee, dated 12/01/2011 and recorded on 12/05/2011. (Value of consideration shown in aforementioned deed $164,220.00.) Being also known as 2805 Cato Ridge Drive Nashville, Tennessee 37218.

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