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# 147966 DEEDWARR
10/02/2018 12:32:30 PM 5 pgs
Fees: $28.00 Taxes: $771.45
20181002-0097693

Send tax bills to:
OPENDOOR PROPERTY W28 LLC, a Delaware limited liability company
405 Howard Street, Suite 550
San Francisco, CA 94105

Name and address of new owner:
OPENDOOR PROPERTY W28 LLC, a Delaware limited liability company
405 Howard Street Suite 550
San Francisco, CA 94105

Map parcel number: 062-02-0A-018.00-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,

Sarah B Pitt,

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

OPENDOOR PROPERTY W28 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 27th 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.

Sarah B Pitt

Sarah B Pitt

STATE OF Tennessee

COUNTY OF Davidson

On this 27th day of September, 2018, before me personally appeared Sarah B Pitt, 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: TeeAnna Davis Brown

Commission Expires:
7-9-2020

TEEANNA DAVIS BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $208,500.00.

AFFIANT -Craig Bowman
OS National LLC, a Georgia limited liability company
as Attorney In Fact for OPENDOOR PROPERTY W28 LLC, a Delaware limited liability company

Subscribed and sworn to before me, this 1st day of October, 2018.

NOTARY PUBLIC
My Commission Expires:
8/20/19

SARAH E. PRATT NOTARY PUBLIC GWINNETT COUNTY, GA Comm. Exp. 8/20/19

Property address: 2713 River Bend Drive, Nashville, TN 37214

EXHIBIT A
Legal Description

TAX PARCEL ID/APN (For informational purposes only): 062-02-0A-018.00-CO

Land in Davidson County, Tennessee, Being Lot No. 72 (formerly 72A and 72B in Plat Book 6250, Page 996) on the Plan of River Trace Estates, Phase 1, Section 1, of Record in Book 6900, Pages 324 and 325, Register' s Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description. Being the same property conveyed to Sarah B. Pitt by Warranty deed from Robert W. Slate, II, unmarried of record in Instrument No. 20130220-0016949 Register's Office for Davidson County, Tennessee, dated February 14, 2013 and recorded on February 20, 2013. (Value of consideration shown in aforementioned deed $123,600.00.) Being also known as 2713 River Bend 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 PUBLIC GWINNETT COUNTY EXPIRES GEORGIA JUNE 25, 2021