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# 149727 DEEDWARR
10/08/2018 08:43:30 AM 5 pgs
Fees: $28.00 Taxes: $950.90
20181008-0099434

SP. $257,000

Send tax bills to:
Opendoor Property D LLC, a Delaware limited liability company
405 Howard Street, Suite 550
San Francisco, CA 94105

Name and address of new owner:
Opendoor Property D LLC, a Delaware limited liability company
405 Howard Street Suite 550
San Francisco, CA 94105

Map parcel number: 104-09-0G-045.00-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,

Prosperitas Partners, LLC,

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

Opendoor Property D 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 28th day of August, 2018, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Prosperitas Partners, LLC

By: Jason Ross
Title: Chief Executive Member

By: Matthew ~~Engseath~~ ME
Title: Member ENGESATH

STATE OF Tennessee

COUNTY OF Davidson

Before me, Karen R. Campbell of the state and county mentioned, personally appeared Jason Ross & Matthew Engesath, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of Warranty Deed, the within named bargainor, a corporation, and that such president or officer as such Jason Ross & Matthew Engesath, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Chief Executive Member and Member.

Witness my hand and seal, at office in Brentwood, TN this 28th day of Aug, 2018.

Karen R. Campbell

Notary Public

Printed Name: Karen R. Campbell

My 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 GEORIGA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $257,000.00.

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 29 day of August, 2018.

NOTARY PUBLIC
My Commission Expires:
8/26/19

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

Property address: 145 West End Place, Nashville, TN 37205

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 145 West End Place, Nashville, TN 37205

TAX PARCEL ID/APN (For informational purposes only): 104-09-0G-045.00-CO

MORE COMMONLY KNOWN AS: 145 West End Place, Nashville, TN 37205
TAX PARCEL ID/APN (For informational purposes only): 104-09-0G-045.00-CO

Land in Davidson County, Tennessee, being Unit No. 45, located on the upper floor of Building No. D, Park Circle Condominiums, as shown in Exhibit B to the Master Deed establishing a Horizontal Property Regime of park Circle condominiums(now known as West End Place at 3500 West End Avenue), as of record in Book 6809, page 610-620, along with an undivided interest in the common elements thereto of 1.96078%, and subject to all terms and conditions of said Master Deed and By-Laws establishing a Horizontal Property Regime for Park Circle Condominiums as of record in Book 6809, pages 569 and following, and amended by Amendment to Master Deed for Park Circle Condominiums of record in Book 9992, Page 744 changing the Horizontal Property Regime to West End Place, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Matthew David Engesath by Warranty deed from Marc Pezzolla, unmarried of record in Instrument No. 20050329-0033773 Register's Office for Davidson County, Tennessee, dated March 28, 2005 and recorded on March 29, 2005. (Value of consideration shown in aforementioned deed $152,500.00.)

Being the same property conveyed to Prosperitas Partners, LLC, a Tennessee limited liability company by Quitclaim deed from Matthew David Engesath, married of record in Instrument No. 2017126-0110088 Register's Office for Davidson County, Tennessee, dated October 26, 2017 and recorded on October 26, 2017. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 145 West End Place Nashville, Tennessee 37205.

Being the same property conveyed to 201810080099433

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