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

Send tax bills to:
Allison C Jennings and Thomas Nate Jennings
817 Meadow Ridge Court
Nashville, TN 37221

Name and address of new owner:
Allison C Jennings and Thomas Nate Jennings
817 Meadow Ridge Court
Nashville, TN 37221

Map parcel number: 155-16-0A-230.00-CO

Karen Y Johnson Davidson County
Batch# 150874 DEEDWARR
10/11/2018 02:52:30 PM 5 pgs
Fees: $28.00 Taxes: $1,676.10
20181011-0101040

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,

OPENDOOR PROPERTY W33 LLC, a Delaware limited liability company,

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

Allison C Jennings and Thomas Nate Jennings,Wife and Husband

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 24th 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.

OPENDOOR PROPERTY W33 LLC, a Delaware limited liability company

By: _____
Craig Bowman of IOS National, LLC
As Attorney-in-Fact

STATE OF Georgia

COUNTY OF Gwinnett

Before me, Sarah E. Pratt of the state and county mentioned, personally appeared Craig Bowman, 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 Attorney in Fact, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Craig Bowman.

Witness my hand and seal, at office in 2018, this 24th day of September

Sarah E Pratt
Notary Public

Printed Name: Sarah E. Pratt

My Commission Expires: 8/26/19

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

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration (or value, whichever is greater) for this transfer is $453,000.00.

Allison C. Jennings

Thomas Nate Jennings

Subscribed and sworn to before me, this 24th day of Sept, 2018.

NOTARY PUBLIC

My Commission Expires:

Nov. 8, 2021

Property address: 817 Meadow Ridge Court, Nashville, TN 37221

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV.8, 2021

EXHIBIT A
Legal Description

TAX PARCEL ID/APN (For informational purposes only): 155-16-0A-230.00-CO

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Traceside, Section Eight of record in Plat Book 9700, Page 659, 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 Brad Childs, unmarried by Warranty deed from Michael P. Nicholl and wife, Lise E. Deschenes of record in Instrument No. 20120403-0028023 Register's Office for Davidson County, Tennessee, dated March 26, 2012 and recorded on April 03, 2012. (Value of consideration shown in aforementioned deed $330,000.00.) Being the same property conveyed to Opendoor Property W33, LLC, a Delaware limited liability company by Warranty deed from Brad Childs, unmarried of record in Instrument No. 20180813-0079802 Register's Office for Davidson County, Tennessee, dated August 08, 2018 and recorded on August 13, 2018. (Value of consideration shown in aforementioned deed $441,800.00.) Being also known as 817 Meadow Ridge Court Nashville, Tennessee 37221.

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