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# 156172 DEEDWARR
11/02/2018 11:16:30 AM 5 pgs
Fees: $28.00 Taxes: $1,468.90
20181102-0108828

$397,000

Send tax bills to:
OPENDOOR PROPERTY W27 LLC, a Delaware limited liability company
405 Howard Street, Suite 550
San Francisco, CA 94105

Name and address of new owner:
OPENDOOR PROPERTY W27 LLC, a Delaware limited liability company
405 Howard Street Suite 550
Nashville, TN 37204

Map parcel number: 126-16-0A-186.00-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,

Heather Olivas, as Trustee of the Thor Revocable Living Trust Agreement Dated July 2, 2008,

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

OPENDOOR PROPERTY W27 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 29 day of October, 2018, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Heather Olivas as Trustee of the Thor Revocable Living Trust Agreement dated July 2, 2008

Heather Olivas, as Trustee of the Thor Revocable Living Trust Agreement Dated July 2, 2008

STATE OF Tennessee

COUNTY OF Davidson

Before me, Karen R. Campbell of the state and county mentioned, personally appeared Heather Olivas, as Trustee of the Thor Revocable Living Trust Agreement Dated July 2, 2008, 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 Heather Olivas, as Trustee of the Thor Revocable Living Trust Agreement Dated July 2, 2018 the within named bargainor, a corporation, and that such president or officer as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Heather Olivas.

Witness my hand and seal, at office in Nashville, TN, this 29th day of Oct., 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 GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $397,000.00.

AFFIANT -Craig Bowman
OS National LLC, a Georgia limited liability company
as Attorney In Fact for OPENDOOR PROPERTY W27 LLC, a Delaware limited liability company

Subscribed and sworn to before me, this 30th day of October, 2018.

NOTARY PUBLIC
My Commission Expires:
8/26/19

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

Property address: 312 Goldenrod Court, Nashville, TN 37221

EXHIBIT A
Legal Description

TAX PARCEL ID/APN (For informational purposes only): 126-16-0A-186.00-CO

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Final Plat, Riverwalk, Phase 1A, Section 2 and Phase 1B, Section 2 of record in Plat at Instrument No. 20021022-0129510, 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 Heather Olivas, as Trustee of the Thor Revocable Living Trust Agreement Dated July 2, 2008 by Warranty deed from Christopher Willey and Veronica Willey, husband and wife of record in Instrument No. 20080708-0070056 Register's Office for Davidson County, Tennessee, dated July 02, 2008 and recorded on July 08, 2008 and Scriveners Affidavit recorded on September 24, 2008, of record in Instrument No. 20080924-0097029. (Value of consideration shown in aforementioned deed $287,500.00.) Being also known as 312 Goldenrod 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