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# 159455 DEEDWARR
11/14/2018 01:28:30 PM 5 pgs
Fees: $28.00 Taxes: $1,406.00
20181114-0112282

Send tax bills to:
OPENDOOR PROPERTY W21 LLC, a Delaware limited liability company
405 Howard Street, Suite 550
San Francisco, CA 94105

Name and address of new owner:
OPENDOOR PROPERTY W21 LLC, a Delaware limited liability company
405 Howard Street Suite 550
San Francisco, CA 94105

Map parcel number: 171-08-0A-105.00-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 Markum AKA Heather H. Markum and Heather H. Smith, Unmarried

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

OPENDOOR PROPERTY W21 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 12th day of November, 20 18, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Heather Markum AKA
Heather H Markum and Heather H. Smith

Heather Markum
AKA Heather H. Markum and Heather H. Smith

STATE OF Tennessee

COUNTY OF Davidson

On this 12th day of Nov, 20 18, before me personally appeared Heather Markum, 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.

Karen R. Campbell

Notary Public

Printed Name: Karen R. Campbell

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 $380,000.00.

AFFIANT -Craig Bowman
OS National LLC, a Georgia limited liability company
as Attorney In Fact for OPENDOOR PROPERTY W21 LLC, a Delaware limited liability company

Subscribed and sworn to before me, this 13th day of November, 2018.

NOTARY PUBLIC
My Commission Expires:
8/26/19

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

Property address: 808 Old Thrasher Court, Brentwood, TN 37027

EXHIBIT A
Legal Description

TAX PARCEL ID/APN (For informational purposes only): 171-08-0A-105.00-CO

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Cottonport Plantation, Phase II of record in Plat Book 6900, Page 950, 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 H. Smith by Warranty deed from Warren A. Keller and wife, Amy S. Keller of record in Instrument No. 20010130-0009115 Register's Office for Davidson County, Tennessee, dated January 04, 2001 and recorded on January 30, 2001. (Value of consideration shown in aforementioned deed $242,900.00.) Being the same property conveyed to Wesley D. Turner Trustee by Quitclaim Deed from Heather H. Smith, unmarried of record in Instrument No. 20090529-0049583, Register's Office for Davidson County, Tennessee, dated May 22, 2009 and recorded on May 29, 2009 and within the same deed the said Wesley D. Turner, Trustee conveyed his interest in the subject property to Heather H. Smith and Brad D. Markum, both unmarried, as tenants in common, each owning a undivided one-half (1/2) interest. (Value of consideration shown in aforementioned deed $0.00.) Being the same property conveyed to Heather Markum, unmarried by Quitclaim deed from Brad D. Markum of record in Instrument No. 20151022-0107529 Register's Office for Davidson County, Tennessee, dated October 16, 2015 and recorded on October 22, 2015. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 808 Old Thrasher Court Brentwood, Tennessee 37027.

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