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:
Lindsey N. Shanks
2805 Cato Ridge Drive
Nashville, TN 37218

Name and address of new owner:
Lindsey N. Shanks
2805 Cato Ridge Drive
Nashville, TN 37218

Karen Y Johnson Davidson County
Batch# 162095 DEEDWARR
11/19/2018 08:15:30 AM 5 pgs
Fees: $28.00 Taxes: $980.50
20181119-0113369

Map parcel number: 058-09-0A-26700-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,

OPENDOOR PROPERTY W30 LLC, a Delaware limited liability company,

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

Lindsey N. Shanks, an unmarried person,

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 15th day of November, 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 W30 LLC, a Delaware limited liability company

as AIF

AFFIANT Craig Bowman
OS National LLC, a Georgia limited liability company
as Attorney In Fact for Opendoor Property W30 LLC, a Delaware limited liability company

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 Opendoor Property W30 LLC, the within named bargainor, a corporation, and that such president or officer as such Craig Bowman, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Opendoor Property W30 LLC

Witness my hand and seal, at office in 2018, this 15th day of November

Sarah E. Pratt

Notary Public

Printed Name: Sarah E. Pratt

My Commission Expires: 8/26/19

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

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

$265,000

The actual consideration (or value, whichever is greater) for this transfer is $277,000.00.

Lindsey N Shanks

AFFIANT Lindsey N. Shanks

Subscribed and sworn to before me, this 14th day of November, 2018.

NOTARY PUBLIC

My Commission Expires:

05·03·2021

JESIKA L. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

Property address: 2805 Cato Ridge Drive, Nashville, TN 37218

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2805 Cato Ridge Drive, Nashville, TN 37218

TAX PARCEL ID/APN (For informational purposes only): 058-09-0A-26700-CO

Land in Davidson County, Tennessee, being Lot No. 316 on the Plan of Jordan Ridge at Eaton's Creek, Phase 9, a Cluster Lot Planned Unit Development of record in Instrument Number 20090618-0056870, 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 Roshanda Odom, unmarried by special warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20111205-0094385 Register's Office for Davidson County, Tennessee, dated 12/01/2011 and recorded on 12/05/2011. (Value of consideration shown in aforementioned deed $164,220.00.).

Being the same property conveyed to Opendoor Property W30 LLC, a Delaware limited liability company by Warranty deed from Roshanda Odom, Unmarried of record in Instrument No. 20180928-0096270 Register's Office for Davidson County, Tennessee, dated 09/27/2018 and recorded on 09/28/2018. (Value of consideration shown in aforementioned deed $262,700.00.).

Being also known as 2805 Cato Ridge Dr Nashville, Tennessee 37218.

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 EXPIRES GEORGIA JUNE 25, 2021 PUBLIC GWINNETT COUNTY