Karen Y Johnson Davidson County
Batch# 166271 DEEDWARR
11/27/2018 10:12:30 AM 5 pgs
Fees: $28.00 Taxes: $1,415.25
20181127-0115513

This instrument prepared by and (MAIL)
instrument may be returned to:
OS National, LLC
2170 Satellite Blvd., Ste. 200
Duiuth, GA 30097
Tel. 770-497-9100

Send tax bills to:
Donna A Smith and Gary T Smith
2624 Houston Lane
Whites Creek, TN 37189

Name and address of new owner:
Donna A Smith and Gary T Smith
2624 Houston Lane
Whites Creek, TN 37189

Map parcel number: 040-09-0A-009.00-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,

OPENDOOR PROPERTY W21 LLC, a Delaware limited liability company,

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

Donna A Smith and Gary T Smith,

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 16th 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 W21 LLC, a Delaware limited liability company

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

STATE OF Georgia

COUNTY OF Gwinnett

On this 16th day of November 2018, before me personally appeared Craig Bowman of OS National, LLC 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.

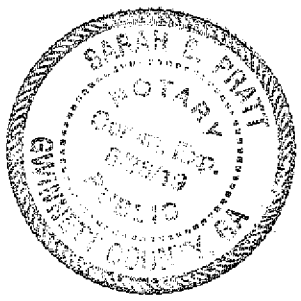
Sarah E Pratt

Notary Public

Printed Name: Sarah E. Pratt

Commission Expires:

8/26/19



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration (or value, whichever is greater) for this transfer is $382,500.00.

Donna A. Smith

Gary T. Smith

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

NOTARY PUBLIC
My Commission Expires:
09/07/2020

Property address: 2624 Houston Lane, Whites Creek, TN 37189

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2624 Houston Lane, Whites Creek, TN 37189

TAX PARCEL ID/APN (For informational purposes only): 040-09-0A-009.00-CO

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Final Plat of Whites Creek Manor, R-15 Cluster Lot Subdivision of record in Plat at Instrument No. 20061130-0148061, 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 Andrea C. Perkins and Russell J. Perkins, wife and husband by Warranty deed from Jack Nixon, married of record in Instrument No. 20071227-0147784 Register's Office for Davidson County, Tennessee, dated December 21, 2007 and recorded on December 27, 2007. (Value of consideration shown in aforementioned deed $268,041.00.) Being the same property conveyed to Opendoor Property W21 LLC by Warranty deed from Andrea C. Perkins and Russell J. Perkins, wife and husband of record in Instrument No. 20180927-0096059 Register's Office for Davidson County, Tennessee, dated September 25, 2018 and recorded on September 27, 2018. (Value of consideration shown in aforementioned deed $370,000.00.) Being also known as 2624 Houston Lane Whites Creek, Tennessee 37189.

Said property being the same property conveyed by Warranty Deed from Andrea C. Perkins and Russell J. Perkins to Opendoor Property W21 LLC, recorded September 27, 2018, at Instrument No. 20180927-0096059, of the Register's Office of Davidson County, Tennessee.

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