Karen Y Johnson Davidson County
Batch# 169454 DEEDWARR
12/03/2018 10:54:30 AM 4 pgs
Fees: $23.00 Taxes: $1,128.50
20181203-0117544

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:
**Dolores Osmundson**
9200 Forsythia Drive,
Brentwood, TN 37027

Name and address of new owner:
Dolores Osmundson
9200 Forsythia Drive,
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of November, 2018.

Notary Public

MY COMMISSION EXPIRES: 08/30/2021
(AFFIX SEAL)

MEAGHAN G. SPRUILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Map parcel number: 181-11-0B-122.00-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 D LLC, a Delaware limited liability company,**

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

**Dolores E. Osmundson, an unmarried woman,**

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.

Witness our hand this 29th 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 D LLC, a Delaware limited liability company

as A/E

By: Craig Bowman
OS National LLC, a Georgia limited liability company
As Attorney in Fact for Opendoor Property D LLC, a Delaware limited liabilitycompany

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 D 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 D LLC.

Witness my hand and seal, at office in 2018, this 29th day of November

Notary Public

Printed Name: Sarah E. Pratt

My Commission Expires: 8/26/19

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

## EXHIBIT A

For Information purposes only - Street Address: 9200 Forsythia Drive, Brentwood, TN 37027

County: Davidson

File Number: 154793

Tax Parcel ID/APN: 181-11-0B-122.00-CO

Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of Final Plat SP Development, Concord Place II, Phase 3 Carter Property of record in Plat at Instrument No. 20080808-0082075, 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 John H. Forrester by Warranty deed from Sarang Farhangi and wife, Ellahe Farhangi of record in Instrument No. 20150501-0039621 Register's Office for Davidson County, Tennessee, dated April 27, 2015 and recorded on May 01, 2015. (Value of consideration shown in aforementioned deed $227,500.00.).

Being the same property conveyed to Opendoor Property D LLC, a Delaware limited liability company by Warranty deed from John H. Forrester of record in Instrument No. 20180925-0094879 Register's Office for Davidson County, Tennessee, dated September 20, 2018 and recorded on September 25, 2018. (Value of consideration shown in aforementioned deed $295,200.00.).

Being also known as 9200 Forsythia Drive Brentwood, Tennessee 37027.

# True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019