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

$ 199,002

Send tax bills to:
Andrew John Weber
4337 Central Valley Drive
Hermitage, TN 37076

Name and address of new owner:
Andrew John Weber
4337 Central Valley Drive
Hermitage, TN 37076

Map parcel number: 087-13-0-025.00

Karen Y Johnson Davidson County
Batch# 173593 DEEDWARR
12/13/2018 10:15:30 AM 5 pgs
Fees: $28.00 Taxes: $736.30
20181213-0121284

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 W23 LLC, a Delaware limited liability company,

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

Andrew John Weber, Single

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 11th day of December, 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 W23 LLC, a Delaware limited liability company

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

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 W23 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 W23 LLC

Witness my hand and seal, at office in 2018, this 11th day of December

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 Davidsoncounty)

The actual consideration (or value, whichever is greater) for this transfer is $199,000.00.

AFFIANT – Andrew John Weber

Subscribed and sworn to before me, this 10 day of December, 2018.

NOTARY PUBLIC

My Commission Expires: 10/06/2019

WILLIAM D. CASTLEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Property address: 4337 Central Valley Drive, Hermitage, TN 37076

EXHIBIT A
Legal Description

TAX PARCEL ID/APN (For informational purposes only): 087-13-0-025.00

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Central Valley Forest of record in Plat Book 5800, Page 72, 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 Lorri L. Goodale and Chreole L. Covington, wife and husband by Warranty deed from Jose Miguel Cruz Navas, married of record in Instrument No. 20140624-0055287 Register's Office for Davidson County, Tennessee, dated May 29, 2014 and recorded on June 24, 2014. (Value of consideration shown in aforementioned deed $112,900.00.) Being the same property conveyed to Opendoor Property W23 LLC, a Delaware limited liability company by Warranty deed from Lorri L. Goodale and Chreole L. Covington of record in Instrument No. 20180926-0095476 Register's Office for Davidson County, Tennessee, dated September 21, 2018 and recorded on September 26, 2018. (Value of consideration shown in aforementioned deed $176,000.00.) Being also known as 4337 Central Valley Drive Hermitage, Tennessee 37076.

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

KRISTA MURPHY NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA JUNE 25, 2021

My Commission Expires:
Notary' Seal (if on paper)