Karen Y Johnson Davidson County
Batch# 176137 DEEDWARR
12/19/2018 03:25:30 PM 6 pgs
Fees: $33.00 Taxes: $1,542.90
20181219-0123508

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:
OPENDOOR PROPERTY W30 LLC, a Delaware limited liability company
405 Howard Street, Suite 550
San Francisco, CA 94105

Name and address of new owner:
OPENDOOR PROPERTY W30 LLC, a Delaware limited liability company
405 Howard Street Suite 550
Murfreesboro, TN 37128

Map parcel number: 160-12-0-101.00

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,

Hae-Kyung Bennett and Robert Daniel Bennett, Wife and Husband

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

OPENDOOR PROPERTY W30 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 18TH 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.

Hae-Kyung Bennett

Robert Daniel Bennett

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, CLARISSA BLAKE of the state and county mentioned, personally appeared HAE-KYUNG BENNETT & ROBERT DANIEL BENNETT, 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 _____, the within named bargainor, a corporation, and that such president or officer as such _____, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as _____.

Witness my hand and seal, at office in NASHVILLE, this 18TH day of DEC. 2018.

Notary Public

Printed Name: CLARISSA BLAKE

My Commission Expires: 1/8/19

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

All Purpose Acknowledgement

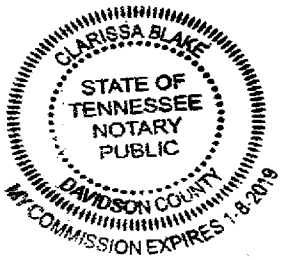
State of: TENNESSEE

County of: DAVIDSON

On this 18TH day of DECEMBER 2018, before me CLARISSA BLAKE, a Notary Public, personally appeared HAE-KYUNG BENNETT & ROBERT DANIEL BENNETT, personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or **the entity upon behalf of** which the person(s) acted, executed this instrument.

Witness my hand and seal:

Printed Name: Clarissa Blake
My commission expires: January 8, 2019



(Seal)

DESCRIPTION OF ATTACHED DOCUMENT:

Title or Type of Document: WARRANTY DEED

Document Date: 12/18/2018 Number of Pages: 2

Signers other than named above: _____

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $417,000.00.

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

Subscribed and sworn to before me, this 19th day of December, 2018.

NOTARY PUBLIC
My Commission Expires:
8/26/19

Property address: 5528 Hill Road, Brentwood, TN 37027

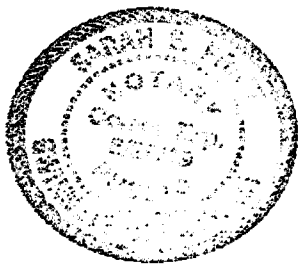


EXHIBIT A
Legal Description

TAX PARCEL ID/APN (For informational purposes only): 160-12-0-101.00

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Granberry Heights of record in Plat Book 4660, Page 174, 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 Robert Daniel Bennett and wife, Hae K. Bennett by Warranty deed from Steven L. Curry and wife, Mary Bratton Curry of record in Book 9931, page 1, Register's Office for Davidson County, Tennessee, dated January 26, 1996 and recorded on January 30, 1996. (Value or consideration shown in aforementioned deed $180,000.00.) Being the same property conveyed to Hae-Kyung Bennett by QuitClaim deed from Robert Daniel Bennett of record in Instrument No. 20150604-0052297 Register's Office for Davidson County, Tennessee, dated June 04, 2015 and recorded on June 04, 2015. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 5528 Hill Road 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