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

Karen Y Johnson Davidson County
Batch# 177250 DEEDWARR
12/21/2018 03:02:30 PM 5 pgs
Fees: $28.00 Taxes: $695.60
20181221-0124569

188,000

Send tax bills to:
Opendoor Property D LLC, a Delaware limited liability company
405 Howard Street, Suite 550
San Francisco, CA 94105

Name and address of new owner:
Opendoor Property D LLC, a Delaware limited liability company
405 Howard Street Suite 550
San Francisco, CA 94105

Map parcel number: 033-08-0-077.00

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,

Lloyd W Spalding, Single

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

Opendoor Property D 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 10th 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.

Lloyd W. Spalding
Lloyd W Spalding

STATE OF Tennessee

COUNTY OF Davidson

On this 10th day of Dec, 2018, before me personally appeared Lloyd W Spalding, 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.

Notary Public

Printed Name: Thomas D Larson

Commission Expires:

May 3, 2021

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $188,000.00.

Melanie Bibb

AFFIANT – Melanie Bibb
OS National LLC, a Georgia limited liability company
as Attorney In Fact for Opendoor Property D LLC, a Delaware limited liability company

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

Sarah E. Pratt

NOTARY PUBLIC
My Commission Expires:
8/26/19

Property address: 132 Hardaway Drive, Goodlettsville, TN 37072

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

EXHIBIT A
Legal Description

TAX PARCEL ID/APN (For informational purposes only): 033-08-0-077.00

Land in Davidson County, Tennessee, being Lot No. 316 on the Plan of Gatewood, Section 2 of record in Plat Book 3700, Page (s) 144 and 145, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 316 fronts 75 feet on the Southeasterly side of Hardaway Drive and extends back between parallel lines 220.1 feet to a dead line. Being the same property conveyed to Lloyd W. Spalding and wife, Betty A. Spalding, deceased, by Warranty deed from John R. Sloan and wife, Gwen J. Sloan of record in Book 5495, page 584, Register's Office for Davidson County, Tennessee, dated September 05, 1979 and recorded on September 10, 1979. (Value or consideration shown in aforementioned deed $41,000.00.) Being also known as 132 Hardaway Drive Goodlettsville, Tennessee 37072.

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)