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# 177286 DEEDWARR
12/21/2018 03:28:30 PM 5 pgs
Fees: $28.00 Taxes: $862.10
20181221-0124618

$233,000

Send tax bills to:
OPENDOOR PROPERTY W19 LLC, a Delaware limited liability company
405 Howard Street, Suite 550
San Francisco, CA 94105

Name and address of new owner:
OPENDOOR PROPERTY W19 LLC, a Delaware limited liability company
405 Howard Street Suite 550
San Francisco, CA 94105

Map parcel number: 075-08-0-131.00

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,

Lee A. Ellard, a single person,

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

OPENDOOR PROPERTY W19 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 20th 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.

Lee A. Ellard

Lee A. Ellard

STATE OF Tennessee

COUNTY OF Coffee

On this 20 day of December, 2018, before me personally appeared Lee A. Ellard, 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: Greg C. Hill

Commission Expires:

6-21-20

GREG C. HILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $233,000.00.

AFFIANT - Craig Bowman
OS National LLC, a Georgia limited liability company
as Attorney In Fact for OPENDOOR PROPERTY W19 LLC, a Delaware limited liability company

Subscribed and sworn to before me, this 21st day of December, 2018.

NOTARY PUBLIC
My Commission Expires:

T. LIVINGSTON NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES January 31, 2021

Property address: 620 Frankfort Drive, Hermitage, TN 37076

EXHIBIT A

For Information purposes only - Street Address: 620 Frankfort Drive, Hermitage, TN 37076

County: Davidson

File Number: 153703

Tax Parcel ID/APN: 075-08-0-131.00

Land in Davidson County, Tennessee, being Lot No. 477 on the Plan of Tulip Grove Subdivision, Section Eight of record in Plat Book 4660, Page 56, 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 Lee Ellard, married by Cash Deed from Shaun Donovan, The Secretary of Housing and Urban Development of record in Instrument No. 20100326-0022589 Register's Office for Davidson County, Tennessee, dated March 23, 2010 and recorded on March 26, 2010. (Value of consideration shown in aforementioned deed $80,650.00.).

Being the same property conveyed to Lee A. Ellard by Quitclaim deed from Cynthia R. Ellard of record in Instrument No. 20150526-0047741 Register's Office for Davidson County, Tennessee, dated April 30, 2015 and recorded on May 26, 2015. (Value of consideration shown in aforementioned deed $0.00.).

Being also known as 620 Frankfort 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

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

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