This instrument prepared by and (MAIL)
instrument may be returned to:
OS National, LLC
813 S. Broadway
Portland, TN 37148
Tel. 770-497-9100

Send tax bills to:
Zacarey Adkerson
3356 Percy Priest Drive
Nashville, TN 37214

Name and address of new owner:
Zacarey Adkerson
3356 Percy Priest Drive
Nashville, TN 37214

Karen Y Johnson Davidson County
Batch# 181122 **DEEDWARR**
01/07/2019 10:28:00 AM 4 pgs
Fees: $23.00 Taxes: $705.78



20190107-0001488

Map parcel number: 096-16-0-004.00

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,

Opendoor Property C LLC, a Delaware Limited Liability Company,

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

Zacarey John Adkerson, unmarried

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 2nd day of January, 20~~18~~ SEP 19, 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 C LLC, a Delaware Limited Liability Company,

as AIF

Craig Bowman

OS National LLC, a Georgia limited liability company
as Attorney In Fact for Opendoor Property C LLC, a Delaware Limited Liability Company,

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 C 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 C LLC.

Witness my hand and seal, at office in 2019, this 2nd day of January

Sarah E Pratt

Notary Public

Printed Name: Sarah E. Pratt

My Commission Expires: 8/26/19



AFFIDAVIT OF VALUE

STATE OF TN)

COUNTY OF Sumner)

The actual consideration (or value, whichever is greater) for this transfer is $190,750.00.

Affiant Zacarey Adkerson

Subscribed and sworn to before me, this 3 day of January, 2019.

NOTARY PUBLIC

My Commission Expires:

4/22/2021

Property address: 3356 Percy Priest Drive, Nashville, TN 37214



EXHIBIT A

For Information purposes only - Street Address: 3356 Percy Priest Drive, Nashville, TN 37214

County: Davidson

File Number: 156168

Tax Parcel ID/APN: 096-16-0-004.00

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Hickory Bend, Section 5 of record in Plat Book 3600, Page 45, 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 Kyle A. Saville, unmarried by Warranty deed from C. Wayne Womack and wife, Brenda J. Womack of record in Instrument No. 20070315-0031588 Register's Office for Davidson County, Tennessee, dated March 09, 2007 and recorded on March 15, 2007. (Value of consideration shown in aforementioned deed $117,000.00.).

Being the same property conveyed to Opendoor Property C LLC, a Delaware Limited Liability Company by Warranty deed from Kyle A. Saville and Jessica Pearce of record in Instrument No. 20181018-0103592 Register's Office for Davidson County, Tennessee, dated October 12, 2018 and recorded on October 18, 2018. (Value of consideration shown in aforementioned deed $169,500.00.).

Being also known as 3356 Percy Priest Drive, Nashville, Tennessee 37214.