(2)

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:
Susanna Claire Marshall and Scott W. Kimball
2340 Alteras Drive
Nashville, TN 37211

Name and address of new owner:
Susanna Claire Marshall and Scott W. Kimball
2340 Alteras Drive
Nashville, TN 37211

Karen Y Johnson Davidson County
Batch# 181412 **DEEDWARR**
01/08/2019 09:41:28 AM 4 pgs
Fees: $23.00 Taxes: $1,250.60



20190108-0001930

Map parcel number: 173-09-0A-572.00-CO

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 Acquisition LLC, a Delaware Limited Liability Company,

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

Susanna Claire Marshall and Scott Walter Kimball, wife and husband

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 3rd day of January, 2019, 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 Acquisition 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 Acquisition LLC, a Delaware limited liability company

STATE OF Georgia
COUNTY OF Gwinnett

Before me, T. Livingston 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 Acquisition, 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 Acquisition.

Witness my hand and seal, at office in 2019, this 3rd day of January.

Notary Public

Printed Name: T. Livingston

My Commission Expires:

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

STATE OF GEORGIA
COUNTY OF GWINNETT

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Craig Bowman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Authorized Agent of OS National, LLC, a Georgia limited liability company, as attorney in fact for Opendoor Property Acquisition, LLC, a Delaware limited liability company, the within named bargainor, and that he as such Authorized Officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of Opendoor Property Acquisition, LLC, by the said Craig Bowman as Authorized Officer of OS National, LLC, as its attorney in fact.

Witness my hand and official seal at office at on this the 4th day of January, 2019.

Notary Public

My Commission Expires:
8/26/19

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

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

The actual consideration (or value, whichever is greater) for this transfer is $338,000.00.

Susanna Claire Marshall by Scott Walter Kimball as attorney-in-Fact

AFFIANT Susanna C. Marshall by Scott Walter Kimball as Attorney-in-Fact

Scott Walter Kimball

AFFIANT Scott Walter Kimball

Subscribed and sworn to before me, this 4th day of January, 2019.

NOTARY PUBLIC

My Commission Expires:

6/22/20

Property address: 2340 Alteras Drive, Nashville, TN 37211

Judy S. Wells
State of Tennessee Notary Public
Williamson County

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2340 Alteras Drive, Nashville, TN 37211

TAX PARCEL ID/APN (For informational purposes only): 173-09-0A-572.00-CO

Land in Davidson County, Tennessee, being Lot No. 546 on the Plan of Lenox Village, Section One, Phase Eight of record in Plat at Instrument No. 20060824-0104608, 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 Keith J. Woodruff and wife, Jennifer C. Woodruff by Warranty deed from George A. Adelsberger and wife, Rebecca Adelsberger, formerly known as Rebecca M. Denecke of record in Instrument No. 20090928-0089695 Register's Office for Davidson County, Tennessee, dated September 18, 2009 and recorded on September 28, 2009. (Value of consideration shown in aforementioned deed $235,000.00.)

Being the same property conveyed to Opendoor Property Acquisition LLC, a Delaware Limited Liability Company by Warranty deed from Keith J. Woodruff and Jennifer C. Woodruff of record in Instrument No. 20180724-0072119 Register's Office for Davidson County, Tennessee, dated July 20, 2018 and recorded on July 24, 2018. (Value of consideration shown in aforementioned deed $350,000.00.)

Being also known as 2340 Alteras Drive, Nashville, Tennessee 37211.