This instrument prepared by and (MAIL)
instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Suite 400
Duluth, GA 30096
Tel. 770-497-9100

Send tax bills to:
Adam M. Herrington and Brittan W. Herrington
2121 Burns Street
Nashville, TN 37216

Name and address of new owner:
Adam M. Herrington and Brittan W. Herrington
2121 Burns Street
Nashville, TN 37216

Karen Y Johnson Davidson County
Batch# 181491 DEEDWARR
01/08/2019 11:45:30 AM 5 pgs
Fees: $28.00 Taxes: $1,258.00
20190108-0002008

Map parcel number: 072 15 0O 002.00 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 W31 LLC, a Delaware limited liability company,

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

Adam M. Herrington and Brittan W. Herrington, Husband and Wife

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 W31 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 W31 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 W31 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 W31 LLC

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

Sarah E Pratt
Notary Public

Printed Name Sarah E. Pratt

My Commission Expires: 9/26/19

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

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Williamson)

The actual consideration (or value, whichever is greater) for this transfer is $340,000.00.

AFFIANT Adam M. Herrington

AFFIANT Brittan W. Herrington

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

NOTARY PUBLIC
My Commission Expires:

Property address: 2121 Burns Street, Nashville, TN 37216

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2121 Burns Street, Nashville, TN 37216

TAX PARCEL ID/APN (For informational purposes only): 072 15 0O 002.00 CO

Land in Davidson County, Tennessee, being Unit "B", 2121 Burns Street, as shown in the Declaration of Covenants, Conditions and Restrictions for 2121 Burns Street, a Horizontal Property Regime with private Elements of record in Instrument Number 20150420-0035021, 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 James Patrick McLane, an unmarried man by Warranty Deed from D223, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20160617-0061615 Register's Office for Davidson county, Tennessee, dated June 16, 2016 and recorded on June 17, 2016. (Value of consideration shown in aforementioned deed $329,000.00.)

Being the same property conveyed to Opendoor Property W31 LLC, a Delaware limited liability company by Warranty Deed from James Patrick McLane, of record in Instrument No. 20180702-0064171 Register's Office for Davidson County, Tennessee, dated June 28th, 2018 and recorded on July 2, 2018. (Value of consideration shown in aforementioned deed $364,000.00.)

Being also known as 2121 Burns Street, Nashville, Tennessee 37216.

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019