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:
Greg D. Petersen
3036 Reelfoot Drive,
Nashville, TN 37214

Karen Y Johnson Davidson County
Batch# 182030 **DEEDWARR**
01/09/2019 10:17:49 AM 3 pgs
Fees: $18.00 Taxes: $885.56

20190109-0002291

Name and address of new owner:
Greg D. Petersen
3036 Reelfoot Drive,
Nashville, TN 37214

Map parcel number: 108-08-0-298.00

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 D LLC, a Delaware limited liability company,

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

Greg D. Petersen, 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 31st 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.

Opendoor Property D 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 D 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 D 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 D LLC

Witness my hand and seal, at office in 2018, this 31st day of December

Notary Public

Printed Name: Sarah E. Pratt

My Commission Expires: 8/26/19

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

EXHIBIT A

For Information purposes only - Street Address: 3036 Reelfoot Drive, Nashville, TN 37214

County: Davidson

File Number: 156950

Tax Parcel ID/APN: 108 08 0 298.00

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Reelfoot, Section Three of record in Plat Book 6250, Page(s) 167 and 168, 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 Stephen J. Burns, Jr. by Warranty deed from Bartholomew G. Perez and wife, Vickie L. Perez of record in Instrument No. 20050512-0053673 Register's Office for Davidson County, Tennessee, dated April 21, 2005 and recorded on May 12, 20005. (Value of consideration shown in aforementioned deed $137,387.00.).

Being the same property conveyed to Opendoor Property D LLC, a Delaware limited liability company by a Warranty Deed from Stephen J. Burns, Jr. joined by his spouse, Holly Ann Burns of record in Instrument No. 20180801-0075305 Register's Office for Davidson County, Tennessee, dated July 26, 2018 and recorded on August 01, 2018. (Value of consideration shown in aforementioned deed $225,000.00.).

Being also known as 3036 Reelfoot Drive, Nashville, Tennessee 37214.

State of Tennessee
County of Davidson

I hereby swear or affirm that the actual consideraton or true value of this transfer, whichever is greater, is $239340.00

Affiant

Sworn to and subscribed before me, this Dec 28 2018

Notary Public
My Commission Expires: 6/21/22

K NIXON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires