Return To: 18-2043
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

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:
Alex Kieber and Emily Eades
2053 Candlewood Drive
Madison, TN 37115

Name and address of new owner:
Alex Kieber and Emily Eades
2053 Candlewood Drive
Madison, TN 37115

Karen Y Johnson Davidson County
Batch# 182033 **DEEDWARR**
01/09/2019 10:24:59 AM 4 pgs
Fees: $23.00 Taxes: $812.15

20190109-0002297

Map parcel number: 052-12-0A-025.00-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 W22 LLC, a Delaware limited liability company,

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

Alexander Kieber aka Alex Kieber and Emily Eades, 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 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.

OPENDOOR PROPERTY W22 LLC, a Delaware limited liability company

By: _____ as AIF
Craig Bowman of OS National, LLC
As Attorney-in-Fact

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 W22 LLC, the within named bargainor, a corporation, and that such president or officer as such Craig Bowman, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the corporation as OPENDOOR PROPERTY W22 LLC

Witness my hand and seal, at office in 2018, this 20th day of December

Sarah E Pratt
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

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Davidsoncounty)

The actual consideration (or value, whichever is greater) for this transfer is $219,500.00.

AFFIANT – Alexander Kieber aka Alex Kieber

AFFIANT – Emily Eades

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

NOTARY PUBLIC

My Commission Expires:

10/24/20

Property address: 2053 Candlewood Drive, Madison, TN 37115

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT A
Legal Description

TAX PARCEL ID/APN (For informational purposes only): 052-12-0A-025.00-CO

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Final Plat Candlewood, "A Cluster Lot Subdivision" of record in Plat at Instrument No. 20030122-0009060, 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 LaToya R. Gardner by Warranty deed from Arthur R. Arcinas and Natividad M. Arcinas, husband and wife of record in Instrument No. 20141231-0119096 Register's Office for Davidson County, Tennessee, dated December 30, 2014 and recorded on December 31, 2014. (Value of consideration shown in aforementioned deed $120,000.00.)

Being the same property conveyed to Opendoor Property W22 LLC, a Delaware limited liability company by Warranty deed from LaToya R. Gardner, Single of record in Instrument No. 20181002-0097481 Register's Office for Davidson County, Tennessee, dated September 28, 2018 and recorded on October 02, 2018. (Value of consideration shown in aforementioned deed $202,500.00.)

Being also known as 2053 Candlewood Drive, Madison, Tennessee 37115.