Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-VRES-18-3344

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

Karen Y Johnson Davidson County
Batch# 182857 DEEDWARR
01/11/2019 10:33:13 AM 4 pgs
Fees: $23.00 Taxes: $654.90
20190111-0003078

Send tax bills to:
Rebecca June Gates
3344 Hawkwood Lane
Nashville, TN 37207

Name and address of new owner:
Rebecca June Gates
3344 Hawkwood Lane
Nashville, TN 37207

Map parcel number: 050-11-0A-037.00-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 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,

Rebecca June Gates, single woman

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 8th 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 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 8th day of January.

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 TN)

COUNTY OF DAVIDSON)

The actual consideration (or value, whichever is greater) for this transfer is $177,000.00.

Rebecca June Gates

Affiant Rebecca June Gates

Subscribed and sworn to before me, this 9 day of January, 2019.

Kate Nyquist

NOTARY PUBLIC

My Commission Expires:

_____

Property address: 3344 Hawkwood Lane, Nashville, TN 37207

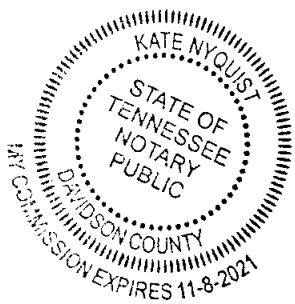


EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 3344 Hawkwood Lane, Nashville, TN 37207

TAX PARCEL ID/APN (For informational purposes only): 050-11-0A-037.00-CO

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Final Plat of Timberwood, Cluster Lot Development of record in Plat at Instrument No. 20080211-0013669, 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 Terri Bush, an unmarried person by Special Warranty Deed from Nashville Area Habitat for Humanity, Inc., a Tennessee Non-Profit Corporation of record in Instrument No. 20080702-0068248 Register's Office for Davidson County, Tennessee, dated June 27, 2008 and recorded on July 02, 2008. (Value of consideration shown in aforementioned deed $125,000.00.).

Being the same property conveyed to Opendoor Property C LLC, a Delaware Limited Liability Company by Warranty deed from Terri Bush of record in Instrument No. 20181008-0099535 Register's Office for Davidson County, Tennessee, dated October 02, 2018 and recorded on October 08, 2018. (Value of consideration shown in aforementioned deed $164,000.00.).

Being also known as 3344 Hawkwood Lane, Nashville, Tennessee 37207.