Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

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:
Robert C. Taylor
2212 Maricopa Ct
Nolensville, TN 37135

Name and address of new owner:
Robert C. Taylor
2212 Maricopa Court
Nolensville, TN 37135

Karen Y Johnson Davidson County
Batch# 183266 **DEEDWARR**
01/14/2019 08:50:24 AM 4 pgs
Fees: $23.00 Taxes: $915.75



20190114-0003350

Map parcel number: 182-06-0A-344.00-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,

Robert C. Taylor, a married man

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, 20 19, 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, 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 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 _____, this 3rd day of January.

_____

Notary Public

Printed Name: T. Livingston

My Commission Expires:

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

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration (or value, whichever is greater) for this transfer is $247,500.00

AFFIANT

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

NOTARY PUBLIC
My Commission Expires:

Property address: 8489 Lawson Drive, Antioch, TN 37013

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

EXHIBIT A
Legal Description

TAX PARCEL ID/APN (For informational purposes only): 182-06-0A-344.00-CO

Land in Davidson County, Tennessee, being Lot No. 281 on the Plan of Final Plat for Cluster-Lot Subdivision Old Hickory Phase Three-Section Two of record in Plat at Instrument No. 20070516-0058484, 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 Adam S. Goode and wife, Sharon Goode by Warranty deed from Greenvale Construction, LLC a Tennessee Limited Liability Company of record in Instrument No. 20070921-0112947 Register's Office for Davidson County, Tennessee, dated September 19, 2007 and recorded on September 21, 2007. (Value of consideration shown in aforementioned deed $188,775.00.)

Being the same property conveyed to Opendoor Property C LLC, a Delaware Limited Liability Company by Warranty deed from Adam S. Goode and Sharon Goode, husband and wife of record in Instrument No. 20181106-0110079 Register's Office for Davidson County, Tennessee, dated November 02, 2018 and recorded on November 06, 2018. (Value of consideration shown in aforementioned deed $236,000.00.)

Being also known as 8489 Lawson Drive, Antioch, Tennessee 37013.

Power of Attorney recorded in Instrument No. 20181231-0126658 dated December 20 2018 and recorded December 31 2018.