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# 183674 DEEDWARR
01/14/2019 03:23:30 PM 5 pgs
Fees: $28.00 Taxes: $1,221.74
20190114-0003705

Send tax bills to:
**Opendoor Property C LLC, a Delaware Limited Liability Company**
405 Howard Street, Suite 550
San Francisco, CA 94105

Name and address of new owner:
Opendoor Property C LLC, a Delaware Limited Liability Company
405 Howard Street Suite 550
San Francisco, CA 94105

Map parcel number: 075-16-0A-017.00-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,

**Velma Perry, widow and surviving tenant by the entirety,**

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

**Opendoor Property C LLC, a Delaware Limited Liability Company,**

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.

Whereas grantor took title with Charlie J. Perry as husband and wife and whereas Charlie J. Perry died on August 19, 2018, title has vested in grantor alone.

Witness our hand this 10 day of Jan, 2019, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Velma Perry

STATE OF TN

COUNTY OF Davidson

On this 10 day of Jan, 2019, before me personally appeared Velma Perry, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Gail L. Farley

Commission Expires:

Jun 27, 2021

GAIL L FARLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

AFFIDAVIT OF VALUE

STATE OF GEORGIA )

COUNTY OF GWINNETT )

The actual consideration (or value, whichever is greater) for this transfer is $330,200.00.

as AIF

AFFIANT Craig Bowman
OS National LLC, a Georgia limited liability company
as Attorney In Fact for Opendoor Property C LLC, a Delaware Limited Liability Company

Subscribed and sworn to before me, this 11th day of January, 2019.

NOTARY PUBLIC

My Commission Expires:
8/26/19

Property address: 608 Bayhill Court, Hermitage, TN 37076

**EXHIBIT A**

For Information purposes only - Street Address: 608 Bayhill Court, Hermitage, TN 37076

County: Davidson

File Number: 158705

Tax Parcel ID/APN: 075-16-0A-017.00-CO

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of First Revision, Phase One, Walden Woods of record in Plat Book 9700, Page 909, 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 Charlie J. Perry and wife, Velma Perry by Warranty deed from Aaron T. Thrasher, a married man, and Brooke Thrasher, a married woman of record in Instrument No. 20120905-0080171 Register's Office for Davidson County, Tennessee, dated August 31, 2012 and recorded on September 05, 2012. (Value of consideration shown in aforementioned deed $232,000.00.).

Being also known as 608 Bayhill Court, Hermitage, Tennessee 37076.

## True Copy Certification

I, Krista Murphy, 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.

Signature: Krista Murphy

State of GEORGIA
County of GWINNETT

Personally appeared before me, Kelly Grady, a notary public for this county and state, Krista Murphy, 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:
Notary' Seal (if on paper)

KELLY L GRADY
NOTARY
PUBLIC
EXPIRES
JUNE 19, 2020
GWINNETT COUNTY, GA