(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

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

Send tax bills to:
Robert Christopher Sherrod and Angela R. Sherrod
613 Collinscrest Court
Nashville, TN 37221

Name and address of new owner:
Robert Christopher Sherrod and Angela R. Sherrod
613 Collinscrest Court
Nashville, TN 37221

Karen Johnson Davidson County
Batch# 186060 DEEDWARR
01/18/2019 11:18:45 AM 5 pgs
Fees: $28.00 Taxes: $1,542.90

20190118-0005407

Map parcel number: 155-12-0B-014.00-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 W34 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 Christopher Sherrod and Angela R. Sherrod, 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 11th 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 W34 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 W34 LLC, a Delaware limited liability company, Pursuant to a Limited Power of Attorney of record in Instrument No. 20190109-0002290, Register's Office for Davidson County, Tennessee

STATE OF Georgia

COUNTY OF Gwinnett

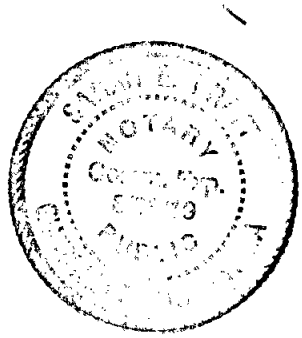
Before me, Sarah E. Pratt of the state and county mentioned, personally appeared Craig Bowman AIF, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of OPENDOOR PROPERTY W34 LLC, the within named bargainor, a corporation, and that such president or officer as such Craig Bowman AIF, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as OPENDOOR PROPERTY W34

Witness my hand and seal, at office in 2019, this 11th day of January.

Notary Public

Printed Name: Sarah E. Pratt

My Commission Expires: 8/26/19



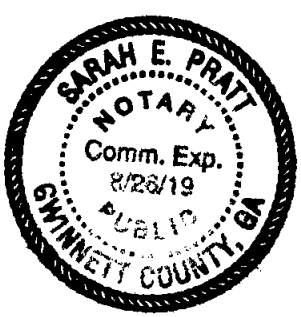
STATE OF GEORGIA)
COUNTY OF GWINNETT)

Before me, Sarah E. Pratt, a Notary Public in and for said County and State, personally appeared Craig Bowman, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained as an authorized representative of OS National LLC, a Georgia limited liability company, the Attorney in Fact for Opendoor Property W34 LLC, a Delaware limited liability company, and further proved to me that OS National LLC is authorized to execute this instrument as the Attorney in Fact for Opendoor Property W34, LLC, pursuant to the terms of a Limited Power of Attorney of record in Instrument No. 20190109-0002290, Register's Office for Davidson County, Tennessee.

This the 11th day of January, 2019.

My Commission Expires: 8/26/19

Sarah E Pratt
Notary Public



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Williamson)

The actual consideration (or value, whichever is greater) for this transfer is $417,000.00.

AFFIANT ~~Angie Sherrod~~

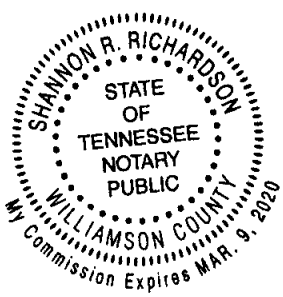
AFFIANT Robert Sherrod

Subscribed and sworn to before me, this 14 day of January, 2019.

NOTARY PUBLIC

My Commission Expires:

3-9-2020



Property address: 613 Collinscrest Court, Nashville, TN 37221

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 613 Collinscrest Court, Nashville, TN 37221

TAX PARCEL ID/APN (For informational purposes only): 155-12-0B-014.00-CO

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Final Plat of Collins Crest Subdivision, a Cluster Lot Subdivision of record in Plat at Instrument No. 20060105-0001456, 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 Hemanth Kumar Veeramachineni, a married man by Warranty deed from Norfolk Homes of Nashville, Inc., A Michigan Corporation of record in Instrument No. 20110518-0038046 Register's Office for Davidson County, Tennessee, dated May 13, 2011 and recorded on May 18, 2011. (Value of consideration shown in aforementioned deed $272,938.00.)

Being the same property conveyed to Opendoor Property W34 LLC, a Delaware limited liability company by Warranty deed from Hemanth Kumar Veeramachineni, a married man, and Sunita Kodali, his wife of record in Instrument No. 20180907-0088754 Register's Office for Davidson County, Tennessee, dated August 23, 2018 and recorded on September 07, 2018. (Value of consideration shown in aforementioned deed $426,400.00.)

Being also known as 613 Collinscrest Court, Nashville, Tennessee 37221.