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:
Ramiro Perdomo and Claudia Alvarado, Husband and Wife
489 Rockwood Dr
Hermitage, TN 37076

Name and address of new owner:
Ramiro Perdomo and Claudia Alvarado, Husband and Wife
489 Rockwood Dr
Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 186720 DEEDWARR
01/22/2019 12:40:31 PM 4 pgs
Fees: $23.00 Taxes: $725.20
20190122-0006086

Map parcel number: 086-12-0-004.00

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 W29 LLC, a Delaware limited liability company,

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

Ramiro Perdomo and Claudia Alvarado, 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 10th 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 W29 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 W29 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 W29 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 W29 LLC

Witness my hand and seal, at office in 2019, this 10th day of January

Sarah E Pratt

Notary Public

Printed Name: Sarah E. Pratt

My Commission Expires: 8/26/19

SARAH L. PRATT NOTARY Comm. Exp. 8/26/19 GWINNETT COUNTY

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration or value, whichever is greater, for this transfer is **$196,000.00.**

Affiant

Subscribed and sworn to before me, this the 16 day of June, 2019.

NOTARY PUBLIC
My commission expires: 11.15.21

SAEDRA BYARD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 489 Rockwood Drive, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 086-12-0-004.00

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Hermitage Woods, Section Three of record in Plat Book 5050, Page (s) 109 and 110, 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 Joshua L. Hill, and wife, Hannah Hill by Warranty deed from Martez Moore, and wife, Twana Moore of record in Instrument No. 20050802-0090030 Register's Office for Davidson County, Tennessee, dated July 22, 2005 and recorded on August 02, 2005. (Value of consideration shown in aforementioned deed $104,900.00.) Being also known as 489 Rockwood Drive Hermitage, Tennessee 37076.

Said property being the same property conveyed by from to , recorded , at Instrument No. , of the Register's Office of Davidson County, Tennessee.