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

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Elizabeth Crupanel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January, 2019.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G18-4104

Send tax bills to:
**Drema Copeland**
207 Hickory Forge Drive,
Antioch, TN 37013

Name and address of new owner:
Drema Copeland
207 Hickory Forge Drive,
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 187326 **DEEDWARR**
01/23/2019 10:57:29 AM 3 pgs
Fees: $18.00 Taxes: $462.50

20190123-0006578

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Map parcel number: 163-11-0A-008.00-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 Acquisition LLC, a Delaware Limited Liability Company,**

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

**Drema Copeland, an unmarried 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 14th 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 Acquisition 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 Acquisition 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 Acquisition, 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 Attorney-In-Fact.

Witness my hand and seal, at office in 2019, this 14th day of January.

Notary Public

Printed Name: T. Livingston

My Commission Expires:

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

**EXHIBIT A**

For Information purposes only - Street Address: 207 Hickory Forge Drive, Antioch, TN 37013

County: Davidson

File Number: 158950

Tax Parcel ID/APN: 163-11-0A-008.00-CO

Land in Davidson County, Tennessee, being Unit No. 8 on the Plan of Third Revision, Section Two, Bell Forge Village of record in Plat Book 6900, Page 250, 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 Denise Marcia Mohead and Christopher Mohead as Joint Tenants with Right of Survivorship by Warranty deed from Mariann Drop of record in Instrument No. 20040811-0096850 Register's Office for Davidson County, Tennessee, dated August 03, 2004 and recorded on August 11, 2004, rerecorded on November 23, 2004 in Instrument No. 20041123-0140522 and corrected on March 01, 2005 in Instrument No. 20050301-0022538. (Value of consideration shown in aforementioned deed $85,000.00.).

Being the same property conveyed to Opendoor Property Acquisition LLC, by Warranty deed from Denise Marcia f/k/a Denise Marcia Mohead, surviving Heir of Christopher Mohead of record in Instrument No. 20180726-0072966 Register's Office for Davidson County, Tennessee, dated July 24, 2018 and recorded on July 26, 2018. (Value of consideration shown in aforementioned deed $115,000.00.).

Being also known as 207 Hickory Forge Drive, Antioch, Tennessee 37013.