This instrument prepared by and (MAIL)
instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Suite 400
Duluth, GA 30096

Send tax bills to:
Emir Skopljak and Lamija Skopljak
526 Avondale Park Boulevard
Nashville, TN 37221

Karen Johnson Davidson County
Batch# 191214 DEEDWARR
02/04/2019 10:24:23 AM 4 pgs
Fees: $23.00 Taxes: $1,202.50
20190204-0010256

Name and address of new owner:
Emir Skopljak and Lamija Skopljak
526 Avondale Park Boulevard
Nashville, TN 37221

Map parcel number: 141-05-0A-650.00-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 W27 LLC, a Delaware limited liability company,

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

EMIR SKOPLJAK AND LAMIJA SKOPLJAK, 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 29th 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 W27 LLC, a Delaware limited liability company

Craig Bowman
OS National, LLC, a Georgia limited liability company
as Attorney in Fact for OPENDOOR PROPERTY W27 LLC, a Delaware limited liability company pursuant to the terms of a Limited Power of Attorney of record at Instrument No.: 201812310126658, Register's Office for Davidson County, Tennessee.

State of Georgia)
County of Gwinnett)

Personally appeared before me, T. Livingston, a Notary Public in and for said County and State, Craig Bowman, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of January, 2019.

Notary Public:
Printed Name: T. Livingston
My Commission Expires: 1-31-21

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

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Williamson)

The actual consideration (or value, whichever is greater) for this transfer is $325,000.00.

AFFIANT – EMIR SKOPLJAK

AFFIANT – LAMIJA SKOPLJAK

Subscribed and sworn to before me, this 31 day of January, 2019.

NOTARY PUBLIC

My Commission Expires:

2/8/19

Property address: 526 Avondale Park Boulevard, Nashville, TN 37221

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 526 Avondale Park Boulevard, Nashville, TN 37221

TAX PARCEL ID/APN (For informational purposes only): 141-05-0A-650.00-CO

Land in Davidson County, Tennessee, being Lot No. 650 on the Plan of Final Plat of Avondale, Phase 3, Section 1 of record in Plat at Instrument No. 20140728-0066971, 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 Alisa M. Burgos, unmarried and Erik A. Ulven, unmarried by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20151012-0103640 Register's Office for Davidson County, Tennessee, dated October 09, 2015 and recorded on October 12, 2015. (Value of consideration shown in aforementioned deed $286,976.00.)

Being the same property conveyed to Opendoor Property W27, LLC, a Delaware limited liability company by Warranty deed from Alisa M. Burgos, now known as Alisa M. Ulven, a married person who took title as an unmarried person, and Erik A. Ulven, a married person who took title as an unmarried person of record in Instrument No. 20180710-0066574 Register's Office for Davidson County, Tennessee, dated July 05, 2018 and recorded on July 10, 2018. (Value of consideration shown in aforementioned deed $315,000.00.)

Being also known as 526 Avondale Park Boulevard, Nashville, Tennessee 37221.