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 Johnson Davidson County
Batch# 191488 DEEDWARR
02/04/2019 01:36:30 PM 5 pgs
Fees: $28.00 Taxes: $1,583.23
20190204-0010419

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: 172-01-0A-130.00-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,

Terry L. Miller, unmarried,

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.

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.

Terry L. Miller

Terry L. Miller

STATE OF Tennessee

COUNTY OF Davidson

On this 29th day of January, 2019, before me personally appeared Terry L. Miller, 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.

Steven W. Nordstrom

Notary Public

Printed Name: Steven W. Nordstrom

Commission Expires:

10/17/2021

STEVEN W NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $427,900.00.

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 31st day of January, 2019.

NOTARY PUBLIC
My Commission Expires:

Property address: 617 Copperfield Court, Brentwood, TN 37027

EXHIBIT A

For Information purposes only - Street Address: 617 Copperfield Court, Brentwood, TN 37027

County: Davidson

File Number: 157457

Tax Parcel ID/APN: 172-01-0A-130.00-CO

Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of Copperfield, Revised of record in Plat Book 6900, Page (s) 555 through inclusive 559, 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 Terry L. Miller and wife, Deborah L. Miller by Warranty deed from Steven L. Cantrell and wife, Julie G. Cantrell of record in Book 9440, page 985, Register's Office for Davidson County, Tennessee, dated August 5, 1994 and recorded on August 19, 1994. (Value or consideration shown in aforementioned deed $195,000.00.).

Being the same property conveyed to Terry L. Miller, a single man by Quitclaim deed from Terry L. Miller and Deborah L. Miller, single people of record in Instrument No. 20020528-0064237 Register's Office for Davidson County, Tennessee, dated March 12, 2002 and recorded on May 28, 2002. (Value of consideration shown in aforementioned deed $0.00.).

Being the same property conveyed to Terry L. Miller, unmarried, and Deborah Lynn Williams, a married woman, as joint tenants with right of survivorship by Quitclaim deed from Terry L. Miller of record in Instrument No. 20040408-0040177 Register's Office for Davidson County, Tennessee, dated March 29, 2004 and recorded on April 8, 2004. (Value of consideration shown in aforementioned deed $0.00.).

Being the same property conveyed to Terry L. Miller by Quitclaim deed from Deborah Lynn Williams of record in Instrument No. 20161230-0137539, in the Register's Office for Davidson County, Tennessee, dated December 22, 2016 and recorded on December 30, 2016. (Value of consideration shown in aforementioned deed $0.00.) The Quitclaim is also recorded of record in Instrument Nos. 20170113-0004399 and 20170117-005039, in said Register's Office.

Being also known as 617 Copperfield Court Brentwood, Tennessee 37027.

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)

