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# 191530 DEEDWARR
02/04/2019 02:12:30 PM 4 pgs
Fees: $23.00 Taxes: $788.10
20190204-0010472

Send tax bills to:
Marta E. Rodriguez Gavarrete and Kevin Hernandez Rodriguez
1309 San Carlos Trail
Madison TN 37115

Name and address of new owner:
Marta E. Rodriguez Gavarrete and Kevin Hernandez Rodriguez
1309 San Carlos Trail
Madison, TN 37115

Map parcel number: 052-08-0A-206.00-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 W35 LLC, a Delaware limited liability company,

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

Marta E. Rodriguez Gavarrete and Kevin Hernandez Rodriguez, both unmarried,

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 25th 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 W35 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 W35 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, Sarah E. Pratt, 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 25th day of January, 2019.

Notary Public: Sarah E Pratt
Printed Name: Sarah E Pratt
My Commission Expires: 8/26/19

SARAH E. PRATT NOTARY PUBLIC Comm. Exp. 8/26/19 GWINNETT COUNTY, GA

EXHIBIT A

MORE COMMONLY KNOWN AS: 1309 San Carlos Trail, Madison, TN 37115

TAX PARCEL ID/APN (For informational purposes only): 052-08-0A-206.00-CO

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Phase One, Section Three, Heron Walk of record in Plat Book 9700, Page 551, 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 Ryan Spainhoward by Warranty deed from Timothy H. Sorrells and wife, Shonda L. Woodlief Sorrells of record in Instrument No. 200709110108683 Register's Office for Davidson County, Tennessee, dated August 31, 2007 and recorded on September 11, 2007. (Value of consideration shown in aforementioned deed $139,900.00.)

Being the same property conveyed to Opendoor Property W35 LLC, a Delaware limited liability company by Warranty deed from Ryan Spainhoward, single of record in Instrument No. 20181105-0109614 Register's Office for Davidson County, Tennessee, dated November 01, 2018 and recorded on November 05, 2018. (Value of consideration shown in aforementioned deed $194,800.00.)

Being also known as 1309 San Carlos Trail, Madison, Tennessee 37115.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration (or value, whichever is greater) for this transfer is $213,000.00 .

Marta E Rodriguez Gavarrete
AFFIANT – Marta E. Rodriguez Gavarrete

Kevin Hernandez Rodriguez
AFFIANT – Kevin Hernandez Rodriguez

Subscribed and sworn to before me, this 30 day of Jan, 2019.

NOTARY PUBLIC
My Commission Expires:
9.25.19

Property address: 1309 San Carlos Trail, Madison, TN 37115

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, 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

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019