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

$ 306,060

Karen Johnson Davidson County
Batch# 191630 DEEDWARR
02/05/2019 08:20:30 AM 5 pgs
Fees: $28.00 Taxes: $1,132.20
20190205-0010631

Send tax bills to:
M. Todd Patterson, Trustee of the James W. Towry Trust Share
5568 Craftwood Drive
Antioch, TN 37013

Name and address of new owner:
M. Todd Patterson, Trustee of the James W. Towry Trust Share
5568 Craftwood Drive
Antioch, TN 37013

Map parcel number: 183-05-0A-301.00-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 D LLC, a Delaware limited liability company,

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

M. Todd Patterson, Trustee of the James W. Towry Trust Share,

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 31st 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 D 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 D 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 31st day of January, 2019.

NOTARY PUBLIC

T. LIVINGSTON NOTARY PUBLIC GEORGIA DEKALB COUNTY

AFFIDAVIT OF VALUE

STATE OF Tennessee)

COUNTY OF Sevier)

The actual consideration (or value, whichever is greater) for this transfer is $306,000.00.

M. Todd Patterson, Trustee of The James Wesley Towry Trust Share

M. Todd Patterson, Trustee

AFFIANT – M. Todd Patterson, Trustee

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

R. L. Bright

NOTARY PUBLIC

My Commission Expires:

May 28, 2019

RICKEY L. BRIGHT STATE OF TENNESSEE NOTARY PUBLIC My Comm. Exp. May 28, 2019 BLOUNT COUNTY, TN

Property address: 5568 Craftwood Drive, Antioch, TN 37013

EXHIBIT A

For Information purposes only - Street Address: 5568 Craftwood Drive, Antioch, TN 37013

County: Davidson

File Number: 162236

Tax Parcel ID/APN: 183-05-0A-301.00-CO

Land in Davidson County, Tennessee, being Lot No. 489 on the Plan of October Woods, Phase Four, Section Seven-B of record in Plat at Instrument No. 20000907-0088378, 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 Joseph Walton, a single man by Warranty deed from Larry J. Adkins and wife Betty J. Adkins of record in Instrument No. 20160919-0098349 Register's Office for Davidson County, Tennessee, dated September 16, 2016 and recorded on September 19, 2016. (Value of consideration shown in aforementioned deed $255,000.00.)

Being the same property conveyed to Opendoor Property D LLC, a Delaware limited liability company by Warranty deed from Joseph Walton, a single man of record in Instrument No. 20180830-0086243 Register's Office for Davidson County, Tennessee, dated August 27, 2018 and recorded on August 30, 2018. (Value of consideration shown in aforementioned deed $304,000.00.)

Being also known as 5568 Craftwood Drive, Antioch, Tennessee 37013.

True Copy Certification

I, Stacy Martin, 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: Stacy Martin

State of GEORGIA
County of GWINNETT

Personally appeared before me, Krista Murphy, a notary public for this county and state, Stacy Martin, 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)

KRISTA MURPHY NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA JUNE 25, 2021