This instrument prepared by and (MAIL)
instrument may be returned to:
OS National, LLC
2170 Satellite Blvd., Ste. 200
Duluth, GA 30097
Tel. 770-497-9100

Karen Johnson Davidson County
Batch# 192134 DEEDWARR
02/05/2019 03:59:30 PM 5 pgs
Fees: $28.00 Taxes: $1,335.70
20190205-0011186

Send tax bills to:
OPENDOOR PROPERTY W19 LLC, a Delaware limited liability company
405 Howard Street, Suite 550
San Francisco, CA 94105

Name and address of new owner:
OPENDOOR PROPERTY W19 LLC, a Delaware limited liability company
405 Howard Street Suite 550
San Francisco, CA 94105

Map parcel number: 160-15-0E-001.00-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,

FRANKLIN D PERSINGER, Single Person

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

OPENDOOR PROPERTY W19 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 4th day of February, 2019, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Franklin D Persinger

STATE OF Tennessee

COUNTY OF Maury

On this 4th day of February, 2019, before me personally appeared Franklin D Persinger, 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.

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 $361,000.00.

AFFIANT -Craig Bowman
OS National LLC, a Georgia limited liability company
as Attorney In Fact for OPENDOOR PROPERTY W19 LLC, a Delaware limited liability company

Subscribed and sworn to before me, this 5th day of February 20 19.

NOTARY PUBLIC
My Commission Expires:

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

Property address: 5606 Cloverland Drive, Unit 101, Brentwood, TN 37027

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 5606 Cloverland Drive, Unit 101, Brentwood, TN 37027

TAX PARCEL ID/APN (For informational purposes only): 160-15-0E-001.00-CO

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of President Reserve, at Brentwood, Phase One of record in Plat of record in Exhibit E at Instrument No. 20060317-0030917, 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 Robert L. Miller and Margaret W. Miller, husband and wife by Special Warranty deed from Marquis Homes, LLC., A Limited Liability Company of record in Instrument No. 20070605-0067251 Register's Office for Davidson County, Tennessee, dated May 18, 2007 and recorded on June 05, 2007. (Value of consideration shown in aforementioned deed $286,900.00.) Being the same property conveyed to Frank D. Persinger by Warranty deed from Robert L. Miller and Margaret W. Miller, husband and wife of record in Instrument No. 20170731-0077382 Register's Office for Davidson County, Tennessee, dated July 17, 2017 and recorded on July 31, 2017. (Value of consideration shown in aforementioned deed $315,000.00.) Being also known as 5606 Cloverland Dr Brentwood, Tennessee 37027.

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 EXPIRES GEORGIA JUNE 25, 2021 PUBLIC GWINNETT COUNTY