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

Send tax bills to:
Churchill Mortgage Corporation
761 Old Hickory Blvd., Ste 400
Brentwood, TN 37027

Name and address of new owner:
Jorge L. Garcia Alvarez and Evelyn Suzeth Duron Guerra
4772 Greystone Street
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 193386 DEEDWARR
02/08/2019 12:37:30 PM 4 pgs
Fees: $23.00 Taxes: $725.20
20190208-0012291

Map parcel number: 165-14-0-075.00

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,

Jorge L. Garcia Alvarez and Evelyn Suzeth Duron Guerra, 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 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.

OPENDOOR PROPERTY W35 LLC, a Delaware limited liability company
By: OS National LLC

Craig Bowman, Authorized Signer
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 4th day of February, 2019.

Notary Public:

Printed Name: T. Livingston

My Commission Expires:

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

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration (or value, whichever is greater) for this transfer is $196,000.00.

Jorge L Garcia Alvarez
AFFIANT - JORGE L GARCIA ALVAREZ

Evelyn Suzeth Duron Guerra
AFFIANT - EVELYN SUZETH DURON GUERRA

Subscribed and sworn to before me, this 7th day of February, 2019.

NOTARY PUBLIC

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
07/09/2022

Property address: 4772 Greystone Street, Antioch, TN 37013

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 4772 Greystone Street, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 165-14-0-075.00

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Section One (Revised), Peppertree Forest of record in Book 6900, Pages 973 through 975, inclusive, 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 Stephen Wolfe, an unmarried man by Warranty Deed from William Evans Duke and Sadie Mae Duke by and through their attorney in fact, Patricia Arlene Duke of record in Instrument No. 20161114-0119542, Register's Office for Davidson County, Tennessee, dated November 10, 2016 and recorded on November 14, 2016. (Value of consideration shown in aforementioned deed $125,000.00.)

Being the same property conveyed to Opendoor Property W35 LLC, a Delaware Limited Liability Company by Warranty Deed from Stephan Wolfe of record in Instrument No. 20180912-0090663, Register's Office for Davidson County, Tennessee, dated September 07, 2018 and recorded on September 12, 2018. (Value of consideration shown in aforementioned deed $177,000.00.)

Being also known as 4772 Greystone Street, Antioch, Tennessee 37013.

True Copy Certification

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY