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:
**Keven J. Crabb and Tamara Crabb**
312 Goldenrod Court
Nashville, TN 37221

Name and address of new owner:
Keven J. Crabb and Tamara Crabb
312 Goldenrod Court
Nashville, TN 37221

Karen Johnson Davidson County
Batch# 194656 DEEDWARR
02/12/2019 01:55:30 PM 5 pgs
Fees: $28.00 Taxes: $1,513.30
20190212-0013224

Map parcel number: 126-16-0A-186.00-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 W27 LLC, a Delaware limited liability company,**

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

**Keven J. Crabb and Tamara Crabb, 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 8th 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 W27 LLC, a Delaware limited liability company

OS National LLC

BY: _____
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 BOWNMAN, 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 8th day of February, 2019.

_____
Notary Public

Printed Name: T. Livingston

My Commission Expires:

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

AFFIDAVIT OF VALUE

STATE OF TENNESSEE )

COUNTY OF Davidson )

The actual consideration (or value, whichever is greater) for this transfer is $409,000.00.

AFFIANT – KEVEN J. CRABB

AFFIANT – TAMARA CRABB

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

NOTARY PUBLIC

My Commission Expires:

Nov. 8, 2021

Property address: 312 Goldenrod Court, Nashville, TN 37221

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

**EXHIBIT A**
Legal Description

MORE COMMONLY KNOWN AS: 312 Goldenrod Court, Nashville, TN 37221

TAX PARCEL ID/APN (For informational purposes only): 126-16-0A-186.00-CO

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Final Plat, Riverwalk, Phase 1A, Section 2 and Phase 1B, Section 2 of record in Plat at Instrument No. 20021022-0129510, 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 Heather Olivas, as Trustee of the Thor Revocable Living Trust Agreement dated July 2, 2008 by Warranty deed from Christopher Willey and Veronica Willey, husband and wife of record in Instrument No. 20080708-0070056 Register's Office for Davidson County, Tennessee, dated July 02, 2008 and recorded on July 08, 2008 and Scrivener's Affidavit recorded in Instrument No. 20080924-0097029. (Value of consideration shown in aforementioned deed $287,500.00.)

Being the same property conveyed to Opendoor Property W27 LLC, a Delaware limited liability company by Warranty deed from Heather Olivas, as Trustee of the Thor Revocable Living Trust Agreement dated July 2, 2008 of record in Instrument No. 20181102-0108828 Register's Office for Davidson County, Tennessee, dated October 29, 2018 and recorded on November 02, 2018. (Value of consideration shown in aforementioned deed $397,000.00.)

Being also known as 312 Goldenrod Court, Nashville, Tennessee 37221.

## 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

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

My Commission Expires:
Notary' Seal (if on paper)