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# 195662 DEEDWARR
02/15/2019 08:41:44 AM 4 pgs
Fees: $23.00 Taxes: $917.60
20190215-0014116

Send tax bills to:
Lucy N. Ly
428 Black Mountain Drive
Antioch, TN 37013

Name and address of new owner:
Lucy N. Ly
428 Black Mountain Drive
Antioch, TN 37013

Map parcel number: 135-14-0A-095.00-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 C LLC, a Delaware Limited Liability Company,

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

Lucy N. Ly, unmarried woman

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.

4259

Witness our hand this 11th 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 C 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, 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 11th day of February, 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

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration (or value, whichever is greater) for this transfer is $248,000.00.

AFFIANT – ~~EUGENE BY~~

Subscribed and sworn to before me, this 13 day of February, 2019.

NOTARY PUBLIC

My Commission Expires:
1-24-22

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Property address: 428 Black Mountain Drive, Antioch, TN 37013

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 428 Black Mountain Drive, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 135-14-0A-095.00-CO

Land in Davidson County, Tennessee, being Lot No. 82 on the plan of Pinnacle Point Subdivision, Phase III, a Planned Unit Development, as of record in Book 6900, Page(s) 391 through 393, inclusive, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Opendoor Property C LLC, a Delaware Limited Liability Company by Warranty deed from Arlene T. McFadden KNA Arlene T. Pugh, MarioTerrell Pugh, and Clarence R. Reed, II of record in Instrument No. 20180927-0096065 Register's Office for Davidson County, Tennessee, dated September 24, 2018 and recorded on September 27, 2018. (Value of consideration shown in aforementioned deed $237,500.00.)

Being also known as 428 Black Mountain Drive, Antioch, Tennessee 37013.

Said property being the same property conveyed by from to , recorded , at Instrument No. , of the Register's Office of Davidson County, Tennessee.