This instrument prepared by and (MAIL) recorded by.
instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Suite 400
Duluth, GA 30096
Tel. 770-497-9100

Send tax bills to:
Joseph Payne Carden
200A Oceola Avenue
Nashville, TN 37209

Name and address of new owner:
Joseph Payne Carden
200A Oceola Avenue
Nashville, TN 37209

Map parcel number: 103-02-0K-007.00-CO

Karen Johnson Davidson County
Batch# 196676 DEEDWARR
02/19/2019 03:53:30 PM 5 pgs
Fees: $28.00 Taxes: $1,557.70
20190219-0015092

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 Acquisition LLC, a Delaware Limited Liability Company,

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

Joseph Payne Carden, a single man

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 18 day of Feb, 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 Acquisition 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, F. Hippolyte, a Notary Public in and for said County and State, **Craig Bowman** with 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 18th day of Feb., 2019.

Notary Public: F. Hippolyte
Printed Name: F. Hippolyte
My Commission Expires: 7/18/2021

F HIPPOLYTE NOTARY PUBLIC GWINNETT COUNTY, GEORGIA

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Williamson)

The actual consideration (or value, whichever is greater) for this transfer is $421,000.00.

Makyla Snead

AFFIANT ~~Joseph Payne Carden~~

Subscribed and sworn to before me, this 19th day of February, 2019.

Laura Elizabeth Mathis

NOTARY PUBLIC

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE of TENNESSEE WILLIAMSON COUNTY

My Commission Expires:
3-13-22

Property address: 200A Oceola Avenue, Nashville, TN 37209

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 200A Oceola Avenue, Nashville, TN 37209

TAX PARCEL ID/APN (For informational purposes only): 103-02-0K-007.00-CO

Land situated in Davidson County, Tennessee, being Unit 7, as established in Declaration of Covenants, Conditions and Restrictions for Catalyst Nashville, a Horizontal Property Regime with Private Elements of record at Instrument No. 20150113-0003593, amended in Instrument No. 20160921-0099727 and Instrument No. 20161031-0115049 in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "C" to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Patrick Daniel Allen, an unmarried man by Warranty deed from Catalyst Nashville LLC, a Tennessee limited liability company of record in Instrument No. 20160405-0032235 Register's Office for Davidson County, Tennessee, dated March 31, 2016 and recorded on April 05, 2016. (Value of consideration shown in aforementioned deed $414,900.00.)

Being the same property conveyed to Opendoor Property Acquisition, LLC, a Delaware Limited Liability Company by Warranty deed from Patrick Daniel Allen, an unmarried man of record in Instrument No. 20180614-0057150 Register's Office for Davidson County, Tennessee, dated June 11, 2018 and recorded on June 14, 2018. (Value of consideration shown in aforementioned deed $445,000.00.)

Being also known as 200 A Oceola Avenue, Nashville, Tennessee 37209.

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
My Commission Expires 05-06-2019