(1)

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# 198976 DEEDWARR
02/26/2019 09:03:03 AM 4 pgs
Fees: $23.00 Taxes: $1,115.55

20190226-0017164

Send tax bills to:
Jamieson Filip and Michele Filip
2145 River Overlook Drive
Hermitage, TN 37076

Name and address of new owner:
Jamieson Filip and Michele Filip
2145 River Overlook Drive
Hermitage, TN 37076

Map parcel number: 097-02-0A-433.00-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 D LLC, a Delaware limited liability company,

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

Jamieson Filip and Michele Filip, 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 22nd 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 the Limited Power of Attorney of record at Instrument #: 1256053 at Deed Book 4875, Pages 59-64, Register's Office for Sumner County, Tennessee.

STATE OF GEORGIA
COUNTY OF GWINNETT

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Craig Bowman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Authorized Signor of OS National, LLC, a Georgia limited liability company, as attorney in fact for Opendoor Property D LLC, a Delaware limited liability company, the within named bargain or, and that he as such Authorized Signor, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of Opendoor Property D LLC, by the said Craig Bowman as Authorized Signor of OS National, LLC, as its attorney in fact.

Witness my hand and official seal at office at on this the 22nd day of February, 2019.

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

My Commission Expires: Notary Public

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Williamson)

The actual consideration (or value, whichever is greater) for this transfer is $301,500.00.

AFFIANT – Jamieson Filip

AFFIANT – Michele Filip

Subscribed and sworn to before me, this 25 day of February, 2019.

NOTARY PUBLIC

My Commission Expires:
10/3/21

Property address: 2145 River Overlook Drive, Hermitage, TN 37076

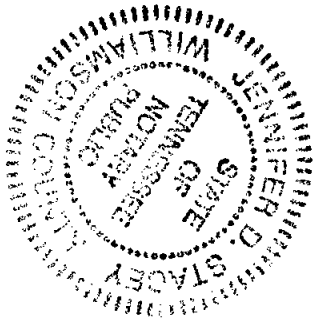


EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2145 River Overlook Drive, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 097-02-0A-433.00-CO

Land in Davidson County, Tennessee, being Lot No. 433 on the Plan of Final Plat, Villages of Riverwood, Section One, Phase 4E of record in Plat at Instrument No. 20140210-0011584, 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 Luisa Cruz, an unmarried woman by Warranty deed from Beazer Homes Corp., a Tennessee corporation of record in Instrument No. 20140919-0086084 Register's Office for Davidson County, Tennessee, dated September 17, 2014 and recorded on September 19, 2014. (Value of consideration shown in aforementioned deed $212,050.00.)

Being the same property conveyed to Opendoor Property D LLC, a Delaware limited liability company by Warranty deed from Luisa Cruz, an unmarried woman of record in Instrument No. 20181116-0113328 Register's Office for Davidson County, Tennessee, dated November 08, 2018 and recorded on November 16, 2018. (Value of consideration shown in aforementioned deed $308,000.00.)

Being also known as 2145 River Overlook Drive, Hermitage, Tennessee 37076.