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:
Sean Judge and Kristin Judge
1752 Cumberland Station Boulevard
Madison, TN 37115

Name and address of new owner:
Sean Judge and Kristin Judge
1752 Cumberland Station Boulevard
Madison, TN 37115

Karen Johnson Davidson County
Batch# 198999 DEEDWARR
02/26/2019 09:34:30 AM 5 pgs
Fees: $28.00 Taxes: $932.40
20190226-0017208

Map parcel number: 053-09-0B-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,

Sean Judge and Kristin Judge, 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 20th 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 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, F. Hippolyte, 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 20th 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

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1752 Cumberland Station Boulevard, Madison, TN 37115

TAX PARCEL ID/APN (For informational purposes only): 053-09-0B-095.00-CO

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Section Three, Cumberland Station at Wilson Camp, RS 15 Cluster Lot Subdivision of record in Plat at Instrument No. 20031006-0146888, 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 Shemeika S. Roland, unmarried by Cash Deed for Tennessee deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D. C. of record in Instrument No. 20120921-0085938 Register's Office for Davidson County, Tennessee, dated September 20, 2012 and recorded on September 21, 2012. (Value of consideration shown in aforementioned deed $111,111.00.)

Being the same property conveyed to Opendoor Property C LLC, a Delaware Limited Liability Company by Warranty deed from Shemeika S. Roland of record in Instrument No. 20181002-0097485 Register's Office for Davidson County, Tennessee, dated September 27, 2018 and recorded on October 02, 2018. (Value of consideration shown in aforementioned deed $246,500.00.)

Being also known as 1752 Cumberland Station Boulevard, Madison, Tennessee 37115.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration (or value, whichever is greater) for this transfer is ~~$254,000.00~~ $252,000.00. SS KJ

AFFIANT – Sean Judge

AFFIANT – Kristin Judge

Subscribed and sworn to before me, this 22nd day of February, 2019.

NOTARY PUBLIC

CHASITY PETTY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 20, 2021

My Commission Expires:
9/20/2021

Property address: 1752 Cumberland Station Boulevard, Madison, TN 37115

True Copy Certification

I, **Melissa Turecki**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Melissa Turecki

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Chasity Petty,** a notary public for this county and state, **Melissa Turecki,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chasity Petty

My Commission Expires: 9/20/2021

