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:
~~Jessica Mrozinski~~ Benchmark Mtg
~~1248 Massman Drive~~ 5160 Tennyson Pkwy ste 1000
~~Nashville, TN 37217~~ Plano TX 75024

Name and address of new owner:
Jessica Mrozinski
1248 Massman Drive
Nashville, TN 37217

Karen Johnson Davidson County
Batch# 199336 DEEDWARR
02/26/2019 11:58:30 AM 5 pgs
Fees: $28.00 Taxes: $606.80
20190226-0017351

Map parcel number: 107-14-0A-044.00-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 W28 LLC, a Delaware limited liability company,

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

Jessica A. Mrozinski, an 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.

Witness our hand this 21st 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 W28 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, Jaime Hill, 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 21st day of February, 2019.

Notary Public: Jaime Hill
Printed Name: Jaime Hill
My Commission Expires: 4/5/22

JAIME HILL NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA APRIL 5, 2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Rutherford)

The actual consideration (or value, whichever is greater) for this transfer is $164,000.00.

AFFIANT – Jessica A. Mrozinski

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

NOTARY PUBLIC

My Commission Expires:
9-20-20

JACOB L ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES SEPTEMBER 20, 2020

Property address: 1248 Massman Drive, Nashville, TN 37217

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1248 Massman Drive, Nashville, TN 37217

TAX PARCEL ID/APN (For informational purposes only): 107-14-0A-044.00-CO

Land in Davidson County, Tennessee, being a part of the Plan of Copperfield Terrace Condominiums, as of record in Plat Book 6250, Page 50, Register's Office for said County, the part hereby described as being Unit No. 44 on said Plan as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to Copperfield Terrace Condominiums, of record in Book 6326, Page 790, said Register's Office, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; together with a percentage interest in the common elements in said Master Deed.

Being the same property conveyed to Opendoor Property W28 LLC, a Delaware limited liability company by Warranty deed from Amadou Diouf, an unmarried man, joined by his ex-spouse, Karen Renee Watkins-Diouf, an unmarried woman of record in Instrument No. 20181029-0107038 Register's Office for Davidson County, Tennessee, dated October 24, 2018 and recorded on October 29, 2018. (Value of consideration shown in aforementioned deed $151,500.00.)

Being also known as 1248 Massman Drive, Nashville, Tennessee 37217.

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