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# 200287 DEEDWARR
02/28/2019 12:33:30 PM 5 pgs
Fees: $28.00 Taxes: $1,054.50
20190228-0018323

Send tax bills to:
Anne Wilson Moore, Trustee of the Anne Wilson Moore Revocable Trust dated July 18, 2018
3165 Hidden Creek Drive
Antioch, TN 37013

Name and address of new owner:
Anne Wilson Moore, Trustee of the Anne Wilson Moore Revocable Trust dated July 18, 2018
3165 Hidden Creek Drive
Antioch, TN 37013

Map parcel number: 173-16-0A-290.00-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 W26 LLC, a Delaware limited liability company,

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

Anne Wilson Moore, Trustee of the Anne Wilson Moore Revocable Trust dated July 18, 2018,

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 25th 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 W26 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, T. Livingston, 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 25th day of February, 2019.

Notary Public:

Printed Name: T. Livingston

My Commission Expires:

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

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

The actual consideration (or value, whichever is greater) for this transfer is $285,000.00.

Anne Wilson More

AFFIANT – Anne Wilson More Revocable Trust

Subscribed and sworn to before me, this 27th day of February, 2019.

Carol M Holmes

NOTARY PUBLIC

My Commission Expires:
3/31/20

Property address: 3165 Hidden Creek Drive, Antioch, TN 37013

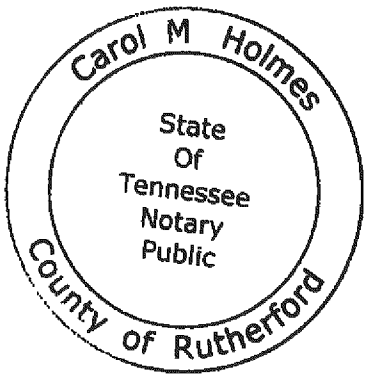


EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 3165 Hidden Creek Drive, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 173-16-0A-290.00-CO

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Final Plat Hidden Creek, Phase 5 of record in Plat at Instrument No. 20060627-0076912, 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 John J. Riley and Diana J. Riley, husband and wife by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20080730-0077890 Register's Office for Davidson County, Tennessee, dated July 25, 2008 and recorded on July 30, 2008. (Value of consideration shown in aforementioned deed $192,375.00.)

Being the same property conveyed to Opendoor Property W26 LLC, a Delaware limited liability company by Warranty deed from John J. Riley and Diana J. Riley of record in Instrument No. 20180924-0094565 Register's Office for Davidson County, Tennessee, dated September 18, 2018 and recorded on September 24, 2018. (Value of consideration shown in aforementioned deed $290,500.00.)

Being also known as 3165 Hidden Creek Drive, Antioch, Tennessee 37013.

True Copy of Certification

I, Bonnie Curry, do hereby make oath that I am a licensed attorney and/or 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 executed and authenticated according to law.

Bonnie Curry

State of Tennessee

County of Williamson

Personally appeared before me, Carol M. Holmes, a notary public for this county and state, Bonnie Curry, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Carol M. Holmes, Notary Public

My commission expires on 3/3/20

