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# 200610 DEEDWARR
02/28/2019 04:02:30 PM 5 pgs
Fees: $28.00 Taxes: $621.60
20190228-0018471

Send tax bills to:
Martin Spence Newman and Melissa Nicole Newman
1382 Rural Hill Road, 329
Antioch, TN 37013

Return to:
MAGNOLIA
TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206

Name and address of new owner:
Martin Spence Newman and Melissa Nicole Newman
1382 Rural Hill Road 329
Antioch, TN 37013

Map parcel number: 163-02-0C-329.00-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,

Martin Spence Newman and Melissa Nicole Newman, 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 26th 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 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 26th day of February 2019.

Notary Public:

Printed Name: T. Livingston

My Commission Expires:

T. LIVINGSTON NOTARY PUBLIC GWINNETT COUNTY GEORGIA

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration (or value, whichever is greater) for this transfer is $168,000.00.

AFFIANT – ~~Martin Newman~~ Leeza Osborne

AFFIANT – ~~Melissa Newman~~

Subscribed and sworn to before me, this 28 day of Feb, 2019.

NOTARY PUBLIC

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires:
11-5-19

Property address: 1382 Rural Hill Road, Unit 329, Antioch, TN 37013

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1382 Rural Hill Road, Unit 329, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 163-02-0C-329.00-CO

Land in Davidson County, Tennessee, being Unit No. 329, on the plan of Autumn Ridge Townhomes, Phase 2, filed as Exhibit A to and established by the Master Deed for Autumn Ridge Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20060404-0038533, amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803 and Instrument No. 20080108-0002295, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, to which reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to Opendoor Property N, LLC, a Delaware Limited Liability Company by Warranty Deed from Tatiana L. Frazier of record in Instrument No. 20181130-0117099, Register's Office for Davidson County, Tennessee, dated November 28, 2018 and recorded on November 30, 2018 and Corrective Warranty Deed recorded on December 21, 2018 in Instrument No. 20181221-0124347. (Value of consideration shown in aforementioned deed $157,000.00.)

Being the same property conveyed to Opendoor Property C, LLC, a Delaware Limited Liability Company by Quitclaim Deed from Opendoor Property N, LLC, a Delaware Limited Liability Company of record in Instrument No. 20181221-0124346, Register's Office for Davidson County, Tennessee, dated December 14, 2018 and recorded on December 21, 2018. (Value of consideration shown in aforementioned deed $0.00.)

Being also known as 1382 Rural Hill Road, Unit 329, Antioch, Tennessee 37013.

True Copy Certification

I, Leslie A. Garside, 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 Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside 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: 3-3-20
Notary' Seal (if on paper)

MARCY MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)