WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-19-3674

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:
Magdy Mikhaiel
1408 Cane Court
Nashville, TN 37217

Name and address of new owner:
Magdy Mikhaiel
1408 Cane Court
Nashville, TN 37217

Map parcel number: 149-12-0B-017.00-CO

Karen Johnson Davidson County
Batch# 201215 DEEDWARR
03/04/2019 08:26:30 AM 5 pgs
Fees: $28.00 Taxes: $925.00
20190304-0019113

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 W34 LLC, a Delaware limited liability company,

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

Magdy Mikhaiel, a Single Person

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 27th 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 W34 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 27th 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 Davidson)

The actual consideration (or value, whichever is greater) for this transfer is $250,000.00.

AFFIANT –

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

NOTARY PUBLIC

My Commission Expires:
3.21.20

Property address: 1408 Cane Court, Nashville, TN 37217

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1408 Cane Court, Nashville, TN 37217

TAX PARCEL ID/APN (For informational purposes only): 149-12-0B-017.00-CO

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Phase 1, Forest Cove, of record in Plat Book 9700, Page(s) 754 and 755, 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 Opendoor Property W34 LLC, a Delaware limited liability company by Warranty Deed from Adam Kincaid, joined by his spouse, April M. Kincaid, of record in Instrument No. 20180822-0083109, Register's Office for Davidson County, Tennessee, dated August 17, 2018 and recorded on August 22, 2018. (Value of consideration shown in aforementioned Deed $242,000.00)

Being also known as 1408 Cane Court, Nashville, Tennessee 37217

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, 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: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY