(1)

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# 201322 DEEDWARR
03/04/2019 09:55:51 AM 4 pgs
Fees: $23.00 Taxes: $1,095.20
20190304-0019306

Send tax bills to:
William Wood and Helen Wood
7142 Riverfront Drive
Nashville, TN 37221

Name and address of new owner:
William Wood and Helen Wood
7142 Riverfront Drive
Nashville, TN 37221

Map parcel number: 126-16-0A-389.00-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,

William Wood and Helen Wood, 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 28th 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

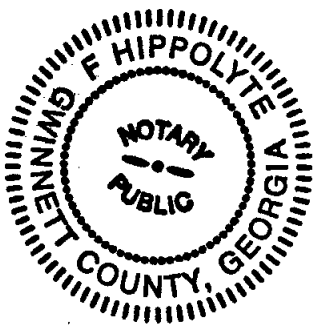
Craig Bowman, Authorized Signer
Pursuant to the terms of a Limited Power of Attorney of record at Instrument No.: 201812310126658, Register's Office for Davidson County, Tennessee.

State of Georgia)
County of Gwinnett)

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Craig Bowman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Authorized Signor of OS National, LLC, a Georgia limited liability company, as attorney in fact for Opendoor Property C LLC, a Delaware limited liability company, the within named bargainor, and that he as such Authorized Signor, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of Opendoor Property C LLC, by the said Craig Bowman as Authorized Signor of OS National, LLC, as its attorney in fact.

Witness my hand and official seal at office at on this the 28th day of February, 2019.

Notary Public: F Hippolyte
Printed Name: F. Hippolyte
My Commission Expires: 7/18/2021



AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ North Carolina)

COUNTY OF Brunswick)

The actual consideration (or value, whichever is greater) for this transfer is $296,000.00.

Helen L Wood
AFFIANT – Helen L. Wood

AFFIANT – William R. Wood

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

NOTARY PUBLIC

My Commission Expires:
6/13/2019

SHELLY R TAYLOR
Notary Public
New Hanover County
North Carolina
My Commission Expires 6/13/2019

Property address: 7142 Riverfront Drive, Nashville, TN 37221

EXHIBIT A

For Information purposes only - Street Address: 7142 Riverfront Drive, Nashville, TN 37221

County: Davidson

File Number: 163014

Tax Parcel ID/APN: 126-16-0A-389.00-CO

Land in Davidson County, Tennessee, being Lot No. 444 on the Plan of Final Plat of Riverwalk, Phase 3A of record in Plat at Instrument No. 20041020-0126317, 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 James A. Ladd by Warranty deed from Jeffrey T. Goodson and wife, Crystal E. Goodson of record in Instrument No. 20120921-0086218 Register's Office for Davidson County, Tennessee, dated September 14, 2012 and recorded on September 21, 2012. (Value of consideration shown in aforementioned deed $187,000.00.)

Being the same property conveyed to Opendoor Property C LLC, a Delaware Limited Liability Company by Warranty deed from James A. Ladd of record in Instrument No. 20181221-0124645 Register's Office for Davidson County, Tennessee, dated December 19, 2018 and recorded on December 21, 2018. (Value of consideration shown in aforementioned deed $278,900.00.)

Being also known as 7142 Riverfront Drive, Nashville, Tennessee 37221.