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:
April Rachelle Hines and Ashley Layne Schnepp
7516 Oakledge Drive
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 201357 DEEDWARR
03/04/2019 10:28:05 AM 4 pgs
Fees: $23.00 Taxes: $1,245.05
20190304-0019359

Name and address of new owner:
April Rachelle Hines and Ashley Layne Schnepp
7516 Oakledge Drive
Brentwood, TN 37027

Map parcel number: 181-10-0A-318.00-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 D LLC, a Delaware limited liability company,

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

April Rachelle Hines and Ashley Layne Schnepp, both unmarried, as joint tenants with rights of survivorship,

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 D 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, F. Hippolyte, 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 28th day of Feb, 2019.

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

F HIPPOLYTE
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Williamson)

The actual consideration (or value, whichever is greater) for this transfer is $336,500.00

AFFIANT – April Rachelle Hines

AFFIANT – Ashley Layne Schnepp

Subscribed and sworn to before me, this 1st day of March, 2019.

NOTARY PUBLIC

My Commission Expires:
11/4/21

Property address: 7516 Oakledge Drive, Brentwood, TN 37027

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 7516 Oakledge Drive, Brentwood, TN 37027

TAX PARCEL ID/APN (For informational purposes only): 181-10-0A-318.00-CO

Land in Davidson County, Tennessee, being Lot No. 1045 on the Plan of Final Plat of Autumn Oaks Subdivision, Phase 10B, a cluster subdivision of record in Plat at Instrument No. 20140331-0026145, 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 Opendoor Property D LLC, a Delaware limited liability company by Warranty deed from Heather Love Thomas, now known as Heather Love Roberts, married woman joined by her spouse, Timothy Seth Roberts of record in Instrument No. 20181109-0111278 Register's Office for Davidson County, Tennessee, dated November 08, 2018 and recorded on November 09, 2018. (Value of consideration shown in aforementioned deed $324,000.00.)

Being also known as 7516 Oakledge Drive, Brentwood, Tennessee 37027.