Karen Johnson Davidson County
Batch# 203511 DEEDWARR
03/07/2019 03:51:30 PM 4 pgs
Fees: $23.00 Taxes: $1,620.60
20190307-0021243

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

The actual consideration or value, whichever is greater, for this transfer is $438,000.00

Affiant
Sworn to and subscribed to before 27th day of February, 2019

9.16.2020
Notary Public Comm Expiration

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Send tax bills to:
Cardinal Financial Company, Limited Partnership
3701 Arco Corporate Drive, Suite 200
Charlotte, NC 28273

Name and address of new owner:
Christy V. Dodson and William F. Dodson
5721 Sterling Oaks Drive
Brentwood, TN 37027

Map parcel number: 172-05-0B-071.00-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 W32 LLC, a Delaware limited liability company,

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

Christy V. Dodson and William F. Dodson, wife and husband

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 W32 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 GWINNETT COUNTY GEORGIA

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 354654

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Final Plat of Sterling Oaks, Phase 1, of record in Plat Book 8250, Page 998, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Randall C. Hunley and wife, Tamara R. Hunley by Warranty Deed from Thomas P. Merrill, Jr. and wife, Stacey D. Merrill, dated August 07, 2007 and recorded August 16, 2007 of record in Instrument No. 20070816-0098045, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Opendoor Property W32 LLC, a Delaware Limited Liability Company by Warranty Deed from Randall C. Hunley and wife, Tamara R. Hunley, dated August 30, 2018 and recorded September 07, 2018 of record in Instrument No. 20180907-0088668, Register's Office for Davidson County, Tennessee.

Subject to: All matters shown on the plat of record in Plat Book 8250, Page 998, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, restrictions and easements, if any, recorded as Book 10951, Page 547 and Amended recorded as Book 11514, Page 959, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; Bylaws of Sterling Oaks Homeowners Association, Inc., recorded as Book 10951, Page 587, in the Register's Office for Davidson County, Tennessee; Agreement for Dedication of Easement recorded in Book 7250, Page 755 in the Register's Office of Davidson County, Tennessee; Easement recorded in Book 4600, Page 99 in the Register's Office of Davidson County, Tennessee; Charter of Sterling Oaks Homeowners Association, Inc., recorded as Book 10951, Page 540, in the Register's Office for Davidson County, Tennessee; Quitclaim Deed to Sterling Oaks Homeowners Association, Inc., recorded as Instrument No. 20050510-0052774, in the Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons
Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 8/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

201902200015354

201903070021243