Karen Johnson Davidson County
Batch# 204362 DEEDWARR
03/11/2019 11:19:30 AM 4 pgs
Fees: $23.00 Taxes: $736.30
20190311-0021928

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:
Hometown Lenders, Inc.
310 The Bridge St., 4th Floor, Ste A
Huntsville, AL 35806

Name and address of new owner:
Ryan MacBeath
5309 Flagstone Drive
Antioch, TN 37013

Map parcel number: 176-02-0-077.00

Source of Title: See Exhibit "A" attached hereto and incorporated herein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $199,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of March, 2019.

Notary Public
My commission expires: 5/5/20

PATRICIA NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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 W31 LLC, a Delaware limited liability company

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

Ryan MacBeath and wife, Shelly A. Ates,

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 5th day of March, 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 W31 LLC, a Delaware limited liability company
By: OS National LLC

Craig Bowman, Authorized Signer
Pursuant to the terms of the Limited Power of Attorney of record at Instrument #: 201812310126658 in the Register's Office for Davidson County, Tennessee.

State of Georgia)
County of Gwinnett)

Personally appeared before me, Kimara Phillips, 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 5th day of March, 2019.

Notary Public

Printed Name: Kimara Phillips

Commission Expires:
09-27-21

KIMARA BRENNE PHILLIPS NOTARY PUBLIC FULTON COUNTY GEORGIA MY COMMISSION EXPIRES 2021

EXHIBIT A

For Information purposes only - Street Address: 5309 Flagstone Drive, Antioch, TN 37013

County: Davidson

File Number: 165950

Tax Parcel ID/APN: 176-02-0-077.00

Land in Davidson County, Tennessee, being Lot No. 220 on the Plan of Section 19, Peppertree Forest of record in Plat Book 7900, Page 783, 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 W31 LLC, a Delaware Limited Liability Company by Warranty deed from Terry W. Maddox, an unmarried man of record in Instrument No. 20181015-0101978 Register's Office for Davidson County, Tennessee, dated October 10, 2018 and recorded on October 15, 2018. (Value of consideration shown in aforementioned deed $189,500.00.)

Being also known as 5309 Flagstone Drive, Antioch, Tennessee 37013.

True Copy Certification

I, Anita Lester, 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, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.