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# 206344 DEEDWARR
03/15/2019 10:17:54 AM 4 pgs
Fees: $23.00 Taxes: $962.00
20190315-0023799

Send tax bills to:
**Jeffrey Dale Ridner**
1277 Goodmorning Drive
Nashville, TN 37207

Name and address of new owner:
Jeffrey Dale Ridner
1277 Goodmorning Drive
Nashville, TN 37207

Map parcel number: 041-03-0A-103.00-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,

**Jeffrey Dale Ridner, unmarried,**

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 C 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 #: 20181210126658 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 SEPTEMBER 27, 2021

AFFIDAVIT OF VALUE

STATE OF TN )

COUNTY OF Coffee )

The actual consideration (or value, whichever is greater) for this transfer is $260,000.00.

Affiant Jeffrey Dale Ridner

Subscribed and sworn to before me, this 11th day of March, 2019.

NOTARY PUBLIC
My Commission Expires:
1-18-22

SHAWN TRAIL
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

Property address: 1277 Goodmorning Drive, Nashville, TN 37207

## EXHIBIT A

For Information purposes only - Street Address: 1277 Goodmorning Drive, Nashville, TN 37207

County: Davidson

File Number: 165715

Tax Parcel ID/APN: 041-03-0A-103.00-CO

Land in Davidson County, Tennessee, being Lot No. 41, Final Plat, Section Two (2), Vantage Pointe (formerly North Forty), as shown on plat of record n Instrument No. 20060406-0040015, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Opendoor Property C LLC, a Delaware Limited Liability Company by Warranty deed from Marcus Collins and Chatika Sharfner-Collins of record in Instrument No. 20190102-0000459 Register's Office for Davidson County, Tennessee, dated December 22, 2018 and recorded on January 02, 2019. (Value of consideration shown in aforementioned deed $245,500.00.).

Being also known as 1277 Goodmorning Drive, Nashville, Tennessee 37207.