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:
Blake T. Peterman
3108 Celt Alley
Nolensville, TN 37135

Name and address of new owner:
Blake T. Peterman
3108 Celt Alley
Nolensville, TN 37135

Map parcel number: 187-05-0A-106.00-CO

Karen Johnson Davidson County
Batch# 206394 DEEDWARR
03/15/2019 11:52:30 AM 5 pgs
Fees: $28.00 Taxes: $1,065.60
20190315-0023871

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 Acquisition LLC, a Delaware Limited Liability Company

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

Blake T. Peterman and Lyndsey Peterman, 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 13th 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 Acquisition LLC, a Delaware Limited Liability Company
By: OS National LLC

MT OS attorney in fact
MyThanh Le, 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, Jaime Hill, a Notary Public in and for said County and State, MyThanh Le, 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 13th day of March, 2019.

Jaime Hill
Notary Public

Printed Name: Jaime Hill

Commission Expires:
4/5/22

JAIME HILL NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA APRIL 5, 2022

AFFIDAVIT OF VALUE

STATE OF Tennessee)

COUNTY OF Williamson)

The actual consideration (or value, whichever is greater) for this transfer is $288,000.00.

Affiant

Affiant

Subscribed and sworn to before me, this 4th day of March, 2019.

NOTARY PUBLIC

My Commission Expires:

Property address: 3108 Celt Alley, Nolensville, TN 37135

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 11-18-2019

EXHIBIT A

For Information purposes only - Street Address: 3108 Celt Alley, Nolensville, TN 37135

County: Davidson

File Number: 166834

Tax Parcel ID/APN: 187-05-0A-106.00-CO

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Final Plat of Burkitt Springs, Phase 1B of record in Plat at Instrument No. 20140115-0004012, and Instrument No. 20140722-0064833 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 Acquisition LLC, a Delaware Limited Liability Company by Warranty deed from Joseph L. Nix, unmarried of record in Instrument No. 20180628-0062783 Register's Office for Davidson County, Tennessee, dated June 26, 2018 and recorded on June 28, 2018. (Value of consideration shown in aforementioned deed $298,000.00.)

Being also known as 3108 Celt Alley Nolensville, Tennessee 37135.

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY