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# 206534 DEEDWARR
03/15/2019 03:35:45 PM 4 pgs
Fees: $23.00 Taxes: $1,076.70
20190315-0024050

Send tax bills to:
Wesley A. Nicks IV and Kristen J. Nicks
1013 Woodbury Falls Drive
Nashville, TN 37221

Name and address of new owner:
Wesley A. Nicks IV and Kristen J. Nicks
1013 Woodbury Falls Drive
Nashville, TN 37221

Map parcel number: 128-12-0C-109.00-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,

Wesley A. Nicks IV and Kristen Nicks, 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 6th 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 #: 201812310126658 in the 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 6th day of March, 2019.

Notary Public

Printed Name: T. Livingston

Commission Expires:
1-31-21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration (or value, whichever is greater) for this transfer is $291,000.00.

AFFIANT – Wesley A. Nicks IV

AFFIANT – Kristen J. Nicks

Subscribed and sworn to before me, this 12TH day of MARCH, 2019.

NOTARY PUBLIC

My Commission Expires:

Property address: 1013 Woodbury Falls Drive, Nashville, TN 37221

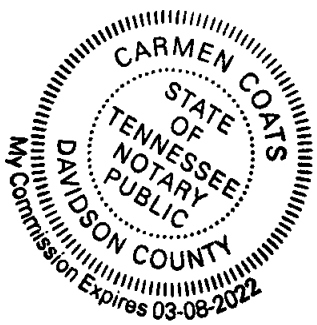


EXHIBIT A

For Information purposes only - Street Address: 1013 Woodbury Falls Drive, Nashville, TN 37221

County: Davidson

File Number: 165634

Tax Parcel ID/APN: 128-12-0C-109.00-CO

Land in Davidson County, Tennessee, being Unit No. 1013, Woodbury Townhomes, Phase 1, Planned Unit Development, as shown on Plat of record in Instrument No. 20050216-0017693, 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 Andrew Wright and Kimberly Wright, husband and wife of record in Instrument No. 20181106-0109863 Register's Office for Davidson County, Tennessee, dated November 02, 2018 and recorded on November 06, 2018. (Value of consideration shown in aforementioned deed $288,500.00.).

Being also known as 1013 Woodbury Street, Nashville, Tennessee 37221.