Karen Johnson Davidson County
Batch# 207031 DEEDWARR
03/18/2019 12:10:30 PM 4 pgs
Fees: $23.00 Taxes: $795.50
20190318-0024444

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:
Sarah E. Stephens and Nathaniel D. Stephens
8321 Gordon Lane
Hermitage, TN 37076

Name and address of new owner:
Sarah E. Stephens and Nathaniel D. Stephens
8321 Gordon Lane
Hermitage, TN 37076

Map parcel number: 075-10-0-105.00

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,

Sarah E. Stephens and Nathaniel D. Stephens, 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 12 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

MT Le as attorney in fact
MyThanh Le, 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, Kimara Brenne Phillips, 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 12 day of March, 2019.

Notary Public: [signature]

Printed Name: Kimara Brenne Phillips

My Commission Expires:

09-27-21

NOTARY PUBLIC KIMARA BRENNE PHILLIPS FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 27, 2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF WILSON)

The actual consideration (or value, whichever is greater) for this transfer is $215,000.00.

AFFIANT – Sarah E. Stephens

AFFIANT – Nathaniel D. Stephens

Subscribed and sworn to before me, this 15 day of MARCH, 2019.

NOTARY PUBLIC

My Commission Expires:
10-20-19

Property address: 8321 Gordon Lane, Hermitage, TN 37076



EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 8321 Gordon Lane, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 075-10-0-105.00

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Hermitage Estates of record in Plat Book 3300, Page (s) 70 and 71, 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 C LLC, a Delaware Limited Liability Company by Warranty deed from Jeremie Todd and Lotys Lott of record in Instrument No. 20190114-0003831 Register's Office for Davidson County, Tennessee, dated January 10, 2019 and recorded on January 14, 2019. (Value of consideration shown in aforementioned deed $204,500.00.)

Being also known as 8321 Gordon Lane, Hermitage, Tennessee 37076.

Said property being the same property conveyed by from to , recorded , at Instrument No. , of the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2019