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# 207223 DEEDWARR
03/19/2019 09:03:33 AM 4 pgs
Fees: $23.00 Taxes: $1,021.20
20190319-0024703

Send tax bills to:
Matthew Butcher and Emily Read
1629 Good Day Court
Nashville, TN 37207

Name and address of new owner:
Matthew Butcher and Emily Read
1629 Good Day Court
Nashville, TN 37207

Map parcel number: 041-03-0A-024.00-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,

Matthew Butcher and Emily Read, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 14-BR-19-1629

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 C LLC, a Delaware Limited Liability Company
By: OS National LLC

MTL 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, 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.

Notary Public: Jaime Hill
Printed Name: Jaime Hill
My Commission Expires: 4/5/22



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration (or value, whichever is greater) for this transfer is $276,000.00.

AFFIANT – Matthew Butcher

AFFIANT – Emily Read

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

NOTARY PUBLIC

My Commission Expires:

Property address: 1629 Good Day Court, Nashville, TN 37207



EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1629 Good Day Court, Nashville, TN 37207

TAX PARCEL ID/APN (For informational purposes only): 041-03-0A-024.00-CO

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Final Plat, Section One, Vantage Pointe (formerly North Forty), a Cluster Lot Subdivision of record in Plat at Instrument No. 20031017-0154221, 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 Andrea Staten, an unmarried person by Warranty deed from Lauren Morrow of record in Instrument No. 20130422-0039868 Register's Office for Davidson County, Tennessee, dated April 16, 2013 and recorded on April 22, 2013. (Value of consideration shown in aforementioned deed $152,000.00.) Being the same property conveyed to Opendoor Property C, LLC, a Delaware limited liability company by Warranty deed from Andrea Staten, single of record in Instrument No. 20181127-0115652 Register's Office for Davidson County, Tennessee, dated November 23, 2018 and recorded on November 27, 2018. (Value of consideration shown in aforementioned deed $259,000.00.) Being also known as 1629 Good Day Court Nashville, Tennessee 37207.