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
File No: 165426

Karen Johnson Davidson County
Batch# 210288 DEEDWARR
03/27/2019 08:30:30 AM 5 pgs
Fees: $28.00 Taxes: $869.50
20190327-0027385

Send tax bills to:
Property Owner 9, LLC, a Delaware Limited Liability Company
P.O. Box 4090
Scottsdale, AZ 85261

Name and address of new owner:
Property Owner 9, LLC, a Delaware Limited Liability Company
P.O. Box 4090
Scottsdale, AZ 85261

Map parcel number: 041-03-0A-098.00-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 J LLC, a Delaware Limited Liability Company,

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

Property Owner 9, LLC, a Delaware Limited Liability Company,

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 19th 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 J 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 19th day of March, 2019.

Notary Public

Printed Name: T. Livingston

Commission Expires:
1-31-21

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINETT)

The actual consideration (or value, whichever is greater) for this transfer is $235,000.00.

AFFIANT – CRAIG BOWMAN
OS National, LLC, a Georgia limited liability company

Subscribed and sworn to before me, this 26th day of March, 2019.

NOTARY PUBLIC
My Commission Expires:
1-31-21

Property address: 1401 Goodnight Court, Nashville, TN 37207

EXHIBIT A

For Information purposes only - Street Address: 1401 Goodnight Court, Nashville, TN 37207

County: Davidson

File Number: 165426

Tax Parcel ID/APN: 041-03-0A-098.00-CO

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Final Plat of Section Two, Vantage Pointe (Formerly North Forty), a Cluster Lot Subdivision of record in Plat at Instrument No. 20060406-0040015, 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 J LLC, a Delaware Limited Liability Company by Warranty deed from Jonathan A. Dubree and Katrina G. Dubree Formerly Known as Katrina G. Nunn, of record in Instrument No. 20190225-0016862 Register's Office for Davidson County, Tennessee, dated February 20, 2019 and recorded on February 25, 2019. (Value of consideration shown in aforementioned deed $244,000.00).

Being the same property conveyed to Jonathan A. Dubree and Katrina G. Nunn by Warranty deed from Idella Patton, and Allison Patton of record in Instrument No. 20160420-0038216 Register's Office for Davidson County, Tennessee, dated April 08, 2016 and recorded on April 20, 2016. (Value of consideration shown in aforementioned deed $204,000.00.).

Being also known as 1401 Goodnight Court, Nashville, Tennessee 37207.

True Copy Certification

I, Meco Tanner, 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: Meco Tanner

State of GEORGIA
County of GWINNETT

Personally appeared before me, Sandra J. Johnson ~~a~~ notary public for this county and state, Meco Tanner, 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:
Notary' Seal (if on paper)

SANDRA J. JOHNSON NOTARY PUBLIC GEORGIA EXPIRES February 8, 2022 GWINNETT COUNTY