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: 168517

Send tax bills to:
Jacob R. Wiser
26 Twin Oaks Drive
Nashville, TN 37211

Name and address of new owner:
Jacob R. Wiser
26 Twin Oaks Drive
Nashville, TN 37211

Karen Johnson Davidson County
Batch# 212477 DEEDWARR
04/01/2019 03:42:30 PM 5 pgs
Fees: $28.00 Taxes: $1,139.60
20190401-0029373

Map parcel number: 133-04-0A-021.00-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,

Jacob R. Wiser, unmarried,

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 27th 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 at Deed Book , Pages , 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 27th day of March, 2019.

Notary Public

Printed Name: T. Livingston

T. LIVINGSTON NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES January 31, 2021

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 $308,000.00

Anne Marie Nagel
Affiant

Subscribed and ~~sworn to~~ before me, this 28th day of March, 2019.

Jodi Jackson
NOTARY PUBLIC
My Commission Expires:
7-26-21

Property address: 26 Twin Oaks Drive, Nashville, TN 37211

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

For Information purposes only - Street Address: 26 Twin Oaks Drive, Nashville, TN 37211

County: Davidson

File Number: 168517

Tax Parcel ID/APN: 133-04-0A-021.00-CO

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Twin Oaks Subdivision - Section 2 - Phase 2 of record in Plat at Instrument No. 20021206-0150674, 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 Matthew P. Greene, an unmarried man of record in Instrument No. 20181211-0120690 Register's Office for Davidson County, Tennessee, dated December 04, 2018 and recorded on December 11, 2018. This deed erroneously stated that the Plat was located Instrument No. 20021206-01506741 when the correct Instrument No. is 20021206-0150674. (Value of consideration shown in aforementioned deed $325,100.00.).

Being also the same property conveyed to Matthew P. Greene, unmarried man by Special Warranty Deed from Federal Home Loan Mortgage Corporation ("Freddie Mac"), organized and existing under the laws of the United States of America of record in Instrument No. 20110816-0063118, Register's Office for Davidson County, Tennessee, dated July 28, 2011 and recorded on August 16, 2011. (Value of consideration shown in aforementioned deed $145,000.00).

Being also known as 26 Twin Oaks Drive, Nashville, Tennessee 37211.

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.

Penny Y. Ray
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