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: 167938

Send tax bills to:
BancorpSouth Bank
PO Box 3356
Tupelo, MS 38803

Karen Johnson Davidson County
Batch# 213737 DEEDWARR
04/03/2019 04:04:30 PM 5 pgs
Fees: $28.00 Taxes: $871.35
20190403-0030596

Name and address of new owner:
Michael Wentz
504 Huntington Ridge Drive
Nashville, TN 37211

Map parcel number: 161-11-0A-127.00-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,

Michael Wentz, a single man

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 26TH 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 26TH day of MARCH, 2019.

_____
Notary Public

Printed Name: T. Livingston

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

Commission Expires:
1-31-21

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

The actual consideration (or value, whichever is greater) for this transfer is $235,500.00

Affiant
Subscribed and sworn to before me, this 28TH day of MARCH, 2019.

NOTARY PUBLIC
My Commission Expires:
5/30/21

Property address: 504 Huntington Ridge Drive, Nashville, TN 37211

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Legal Description

MORE COMMONLY KNOWN AS: 504 Huntington Ridge Drive, Nashville, TN 37211

TAX PARCEL ID/APN (For informational purposes only): 161-11-0A-127.00-CO

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Final Plat of Revision One, Huntington Ridge Townhouse Condominiums of record in Plat Book 9700, Page 846, 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 Eldon E. Walker, a single man of record in Instrument No. 20181107-0110432 Register's Office for Davidson County, Tennessee, dated November 05, 2018 and recorded on November 07, 2018. (Value of consideration shown in aforementioned deed $234,500.00.)

Being also known as 504 Huntington Ridge Drive, Nashville, Tennessee 37211.

True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Elizabeth Paschall, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Paschall

Notary's Signature

My Commission Expires: 05/30/2021

Notary' Seal (if on paper)

