Karen Johnson Davidson County
Batch# 214920 DEEDWARR
04/08/2019 11:08:30 AM 5 pgs
Fees: $28.00 Taxes: $880.60
20190408-0031682

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:
Carlos Morales Gaytan and Maria Damayanti Teran Alvarez
178 Delvin Drive
Antioch, TN 37013

Name and address of new owner:
Carlos Morales Gaytan and Maria Damayanti Teran Alvarez
178 Delvin Drive
Antioch, TN 37013

Map parcel number: 162-06-0-329.00

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,

Carlos Morales Gaytan and Maria Damayanti Teran Alvarez, 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.

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

Craig Bowman, 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, Rachel Shirey, 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: Rachel Shirey

My Commission Expires: 2/13/21

RACHEL SHIREY
Notary Public, Georgia
Hall County
My Commission Expires
February 13, 2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Williamson)

The actual consideration (or value, whichever is greater) for this transfer is $238,000.00.

AFFIANT – Carlos Morales Gaytan

Subscribed ~~and sworn to before~~ me, this 5 day of April, 2019.

NOTARY PUBLIC

My Commission Expires:
10.10.19

Property address: 178 Delvin Drive, Antioch, TN 37013

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 178 Delvin Drive, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 162-06-0-329.00

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Bess Estates-Section I of record in Plat Book 4460, Page 154, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 13 fronts 43.33 feet on the Northeasterly margin of Delvin Drive and extends back 123.10 feet on the Westerly line and 142.51 feet on the Southeasterly line to a broke line in the rear, measuring 177.60 feet thereon.

Being the same property conveyed to Opendoor Property C LLC, a Delaware Limited Liability Company by Warranty deed from Terry L. Kemp and Tammy L. Kemp, husband and wife of record in Instrument No. 20190122-0005916 Register's Office for Davidson County, Tennessee, dated January 17, 2019 and recorded on January 22, 2019. (Value of consideration shown in aforementioned deed $195,000.00.)

Being also known as 178 Delvin Drive, Antioch, Tennessee 37013.

True Copy Certification

I, Madeleine Constantine, 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 therewith 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, Jamie Ivey, a notary public for this county and state, Madeleine Constantine, 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: 01/24/2023

