Bandes

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: 167935

Send tax bills to:
Gregory S. Smith and Melissa Smith
808 Old Thrasher Court
Brentwood, TN 37027

Name and address of new owner:
Gregory S. Smith and Melissa Smith
808 Old Thrasher Court
Brentwood, TN 37027

Map parcel number: 171-08-0A-105.00-CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 398,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL)

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Karen Johnson Davidson County
Batch# 215888 DEEDWARR
04/10/2019 09:19:40 AM 3 pgs
Fees: $18.00 Taxes: $1,472.60

20190410-0032515

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 W21 LLC, a Delaware limited liability company

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

GREGORY S. SMITH and MELISSA SMITH, 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 **25TH 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 W21 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 **25TH day of MARCH, 2019**,

_____
Notary Public

Printed Name: T. Livingston

Commission Expires:
1-31-21

EXHIBIT A

Legal Description

MORE COMMONLY KNOWN AS: 808 Old Thrasher Court, Brentwood, TN 37027

TAX PARCEL ID/APN (For informational purposes only): 171-08-0A-105.00-CO

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Subdivision Plat of Cottonport Plantation, Phase II of record in Plat Book 6900, Page 950, 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 W21 LLC, a Delaware limited liability company by Warranty deed from Heather Markum aka Heather H. Markum and Heather H. Smith, unmarried of record in Instrument No. 20181114-0112282 Register's Office for Davidson County, Tennessee, dated November 13, 2018 and recorded on November 14, 2018. (Value of consideration shown in aforementioned deed $380,000.00.)

Being also known as 808 Old Thrasher Court, Brentwood, Tennessee 37027.