Karen Johnson Davidson County
Batch# 216433 DEEDWARR
04/11/2019 09:12:30 AM 5 pgs
Fees: $28.00 Taxes: $870.24
20190411-0033000

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:
Opendoor Property J LLC, a Delaware Limited Liability Company
405 Howard Street, Suite 550
San Francisco, CA 94105

Name and address of new owner:
Opendoor Property J LLC, a Delaware Limited Liability Company
405 Howard Street Suite 550
San Francisco, CA 94105

Map parcel number: 164-13-0-057.00

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,

Ronald J. Russell and Alisha J. Russell, Husband and Wife

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

Opendoor Property J 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 9th day of April, 2019, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ronald J. Russell

Alisha J. Russell

STATE OF TENNESSEE

COUNTY OF Davidson

On this 9th day of April, 2019, before me personally appeared Ronald J. Russell, Alisha J. Russell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Steven W. Nordstrom

Notary Public

Printed Name: Steven W. Nordstrom

Commission Expires:

10/17/2021

STEVEN W NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $235,200.00.

AFFIANT – MYTHANH LE
OS NATIONAL LLC, A GEORGIA LIMITED LIABILITY COMPANY
AS ATTORNY IN FACT FOR OPENDOOR PROPERTY J LLC,
A DELAWARE LIMITED LIABILITY COMPANY

Subscribed and sworn to before me, this 10th day of APRIL, 2019.

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

NOTARY PUBLIC
My Commission Expires:
1-31-21

Property address: 5832 Murphywood Crossing, Antioch, TN 37013

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 5832 Murphywood Crossing, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 164-13-0-057.00

Land in Davidson County, Tennessee, being Lot No. 231 on the Plan of First Revision, Asheford Crossing, Section Two of record in Plat Book 9700, Page 171, 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 Ronald J. Russell and wife Alisha J. Russell by Warranty deed from Mark Christopher Davis and wife Cynthia Lynne Davis of record in Instrument No. 20040715-0084170 Register's Office for Davidson County, Tennessee, dated May 28, 2004 and recorded on July 15, 2004. (Value of consideration shown in aforementioned deed $152,000.00.)

Being also known as 5832 Murphywood Crossing, Antioch, Tennessee 37013.

True Copy Certification

I, Melissa Woods, 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: Melissa Woods

State of GEORGIA
County of GWINNETT

Personally appeared before me, Melissa Woods, a notary public for this county and state, Kelly Grady, 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)

KELLY L GRADY NOTARY PUBLIC GWINNETT COUNTY, GA EXPIRES JUNE 19, 2020