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: 168703

Karen Johnson Davidson County
Batch# 216472 DEEDWARR
04/11/2019 10:38:00 AM 4 pgs
Fees: $23.00 Taxes: $973.10



20190411-0033070

Send tax bills to:
Adam Beck and Jene Beck
1429 Hunters Branch Road
Antioch, TN 37013

Name and address of new owner:
Adam Beck and Jene Beck
1429 Hunters Branch Road
Antioch, TN 37013

Map parcel number: 172-08-0A-098.00-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,

Adam Beck and Jene Beck, 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 3rd 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.

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 in the 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 3rd day of April, 2019.

Notary Public

Printed Name: T. Livingston

Commission Expires:
1-31-21

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

EXHIBIT A

For Information purposes only - Street Address: 1429 Hunters Branch Road, Antioch, TN 37013

County: Davidson

File Number: 168703

Tax Parcel ID/APN: 172-08-0A-098.00-CO

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Hunters Branch, Section 2B, a Planned Unit Development of record in Plat Book 6900, Page (s) 336 and 337, 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 Ronald L. Downing, joined by his spouse, Heather Downing of record in Instrument No. 20180928-0096110 Register's Office for Davidson County, Tennessee, dated September 24, 2018 and recorded on September 28, 2018. (Value of consideration shown in aforementioned deed $256,500.00.).

Being also known as 1429 Hunters Branch Road, Antioch, Tennessee 37013.

AFFIDAVIT OF VALUE

STATE OF Tennessee)

COUNTY OF Williamson)

The actual consideration (or value, whichever is greater) for this transfer is $263,000.00.

Affiant Adam Beck

Affiant Jene Beck

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020

Subscribed and sworn to before me, this 9th day of April, 2019.

NOTARY PUBLIC
My Commission Expires:
7-6-2020

Property address: 1429 Hunters Branch Road, Antioch, TN 37013