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:
**William P. Gannon Jr. and Jazlynn D. Lewis**
4649 Woodside Drive
Old Hickory, TN 37138

Name and address of new owner:
William P. Gannon Jr. and Jazlynn D. Lewis
4649 Woodside Drive
Old Hickory, TN 37138

Karen Johnson Davidson County
Batch# 220342 DEEDWARR
04/22/2019 02:58:30 PM 5 pgs
Fees: $28.00 Taxes: $932.40
20190422-0036791

Map parcel number: 064-04-0-066.00

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,

**William P. Gannon Jr. and Jazlynn D. Lewis, as joint tenants,**

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 17th 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 a Limited Power of Attorney of record at Instrument No.: 201812310126658, Register's Office for Davidson County, Tennessee.

Pursuant to the terms of a Limited Power of Attorney of record at Instrument#: 19662582 at Deed Book 1863, Pages 942-947, Reg Register's Office for Wilson County, Tenessee.

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 17th day of April, 2019.

Notary Public:
Printed Name: Rachel Shirey
My Commission Expires: 2/13/21

RACHEL SHIREY
Notary Public, Georgia
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 $252,000.00.

AFFIANT – [illegible]

Subscribed and sworn to before me, this 17th day of April, 2019.

NOTARY PUBLIC

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

My Commission Expires:
12/15/21

Property address: 4649 Woodside Drive, Old Hickory, TN 37138

**EXHIBIT A**
Legal Description

MORE COMMONLY KNOWN AS: 4649 Woodside Drive, Old Hickory, TN 37138

TAX PARCEL ID/APN (For informational purposes only): 064-04-0-066.00

Land in Davidson & Wilson County, Tennessee, being Lot No. 59 on the Plan of Woodside Subdivision, Section II of record in Plat Book 5200, Page 98, in the Register's Office for Davidson and Plat Book 16, Page 147, Register's Office for Wilson Counties, 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 Adam M. Issa and Alicia R. Issa, husband and wife of record in Instrument No. 20190212-0013305 Register's Office for Davidson County, Tennessee, dated February 08, 2019 and recorded on February 12, 2019. (Value of consideration shown in aforementioned deed $230,000.00.)

Being also known as 4649 Woodside Drive, Old Hickory, Tennessee 37138.

## True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY