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: 170707

Send tax bills to:
Kevin Smith and Emilee Racioppa
132 Hardaway Drive
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 220357 **DEEDWARR**
04/22/2019 03:13:21 PM 4 pgs
Fees: $23.00 Taxes: $714.10
20190422-0036821

Name and address of new owner:
Kevin Smith and Emilee Racioppa
132 Hardaway Drive
Goodlettsville, TN 37072

Map parcel number: 033-08-0-077.00

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 D LLC, a Delaware limited liability company,

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

Kevin Smith, a single man, and Emilee Racioppa, a single woman,
as tenants in common with right of survivorship,

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JN-RMY-19-132

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 18th 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 D 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 18 day of April, 2019.

Notary Public

Printed Name: T. Livingston

Commission Expires:
1-31-21

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

EXHIBIT A

For Information purposes only - Street Address: 132 Hardaway Drive, Goodlettsville, TN 37072

County: Davidson

File Number: 170707

Tax Parcel ID/APN: 033-08-0-077.00

Land in Davidson County, Tennessee, being Lot No. 316 on the Plan of Gatewood, Section 2 of record in Plat Book 3700, Page (s) 144 and 145, 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. 316 fronts 75 feet on the Southeasterly side of Hardaway Drive and extends back between parallel lines 220.1 feet to a dead line.

Being the same property conveyed to Opendoor Property D LLC, a Delaware limited liability company by Warranty deed from Lloyd W. Spalding, single of record in Instrument No. 20181221-0124569 Register's Office for Davidson County, Tennessee, dated December 10, 2018 and recorded on December 21, 2018. (Value of consideration shown in aforementioned deed $188,000.00.).

Being also known as 132 Hardaway Drive, Goodlettsville, Tennessee 37072.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration (or value, whichever is greater) for this transfer is $193,000.00.

Jordan T. Myers

AFFIANT – Jordan T. Myers

Subscribed and sworn to before me, this 19th day of April, 2019.

Melissa Jansen

NOTARY PUBLIC

My Commission Expires:

Property address: 132 Hardaway Drive, Goodlettsville, TN 37072

