Karen Johnson Davidson County
Batch# 221447 DEEDWARR
04/24/2019 11:49:30 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20190424-0037689

Recorded By and:
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:
Benjamin Crosson and Hope Crosson
6106 Louisiana Avenue
Nashville, TN 37209

Name and address of new owner:
Benjamin Crosson and Hope Crosson
6106 Louisiana Avenue
Nashville, TN 37209

Map parcel number: 091-02-0-143.00

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,

Benjamin Crosson and Hope Crosson, 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 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 a Limited Power of Attorney of record at Instrument No.: 201812310126658, 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 18th day of April, 2019.

Notary Public:
Printed Name: T. Livingston
My Commission Expires:

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

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration (or value, whichever is greater) for this transfer is $350,000.00.

AFFIANT – Benjamin Crosson

AFFIANT – Hope Crosson

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

NOTARY PUBLIC

My Commission Expires:
07/06/2020

Property address: 6106 Louisiana Avenue, Nashville, TN 37209

BRANDY DAVIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 07/06/2020
COUNTY OF DAVIDSON

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 6106 Louisiana Avenue, Nashville, TN 37209

TAX PARCEL ID/APN (For informational purposes only): 091-02-0-143.00

Land in Davidson County, Tennessee, being Westerly 25 feet of Lot No. 7 of Block 10 on the Plan of Cherokee Park Subdivision of record in Plat Book 161, Page 75, 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 part of Lot No. 7 fronts 25 feet on the Northerly side Louisiana Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Opendoor Property D LLC, a Delaware limited liability company by Warranty deed from Craig Amling and Tarah Amling, husband and wife of record in Instrument No. 20190308-0021540 Register's Office for Davidson County, Tennessee, dated March 04, 2019 and recorded on March 08, 2019. (Value of consideration shown in aforementioned deed $370,000.00.)

Being also known as 6106 Louisiana Avenue, Nashville, Tennessee 37209.

True Copy Certification

I, Penny H. Ray, 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

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires October 2019