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

Karen Johnson Davidson County
Batch# 221492 **DEEDWARR**
04/24/2019 01:41:34 PM 4 pgs
Fees: $23.00 Taxes: $906.50

20190424-0037762

Send tax bills to:
Margaret Ivy Gilbert
8634 Gauphin Place
Nashville, TN 37211

Name and address of new owner:
Margaret Ivy Gilbert
8634 Gauphin Place
Nashville, TN 37211

Map parcel number: 173-09-0A-432.00-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 Acquisition LLC, a Delaware Limited Liability Company,

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

Margaret Ivy Gilbert, an unmarried woman,

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 22nd 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 Acquisition 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, 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 22 day of April, 2019.

Notary Public:

Printed Name: Rachel Shirey

My Commission Expires: 2/13/21

RACHEL SHIREY
Notary Public, Georgia
Hall County
My Commission Expires
February 13, 2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration (or value, whichever is greater) for this transfer is $245,000.00.

Margaret Ivy Gilbert

AFFIANT – Margaret Ivy Gilbert

Subscribed and sworn to before me, this 24th day of April, 2019.

Andrea Freeman

NOTARY PUBLIC

My Commission Expires:
3/3/2020

Property address: 8634 Gauphin Place, Nashville, TN 37211

ANDREA FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 8634 Gauphin Place, Nashville, TN 37211

TAX PARCEL ID/APN (For informational purposes only): 173-09-0A-432.00-CO

Land in Davidson County, Tennessee, being Lot No. 371 on the Plan of Revision to Lots 367 through 383 and Open Space "A", Phase Six, Lenox Village of record in Plat at Instrument No. 20050617-0069532, 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 Acquisition LLC, a Delaware Limited Liability Company by Warranty deed from Haley Johnson and Bryan Johnson, wife and husband of record in Instrument No. 20180807-0077707 Register's Office for Davidson County, Tennessee, dated August 02, 2018 and recorded on August 07, 2018.

Being also known as 8634 Gauphin Place, Nashville, Tennessee 37211.