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: 172178

Karen Johnson Davidson County
Batch# 223270 **DEEDWARR**
04/29/2019 10:51:34 AM 4 pgs
Fees: $23.00 Taxes: $1,036.00

20190429-0039070

Send tax bills to:
CAPSTAR BANK
2002 RICHARD JONES RD. SUITE 300A
NASHVILLE, TN 37215

Name and address of new owner:
Dana Shaw
131 MEGHANA DRIVE
WHITES CREEK, TN 37189

Map parcel number: 058-09-0A-291.00-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 W24 LLC, a Delaware limited liability company

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

Dana Shaw, a Married 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 23rd 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 W24 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, 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 23 day of April, 2019.

Notary Public

Printed Name: Rachel Shirey

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

Commission Expires:

2/13/21

EXHIBIT A

For Information purposes only - Street Address: 2581 Jordan Ridge Drive, Nashville, TN 37218

County: Davidson

File Number: 172178

Tax Parcel ID/APN: 058-09-0A-291.00-CO

Land in Davidson County, Tennessee, being Lot No. 291 on the Plan of Jordan Ridge at Eaton's Creek, Phase 10 "A Cluster Lot Planned Unit Development, formerly "Creekside Trails" of record in Plat at Instrument No. 20110729-0058396, and as amended in Instrument No. 20021210-0152343, 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 W24 LLC by Warranty deed from Gabriel F. Posey and Barbara Posey of record in Instrument No. 20180730-0074007 Register's Office for Davidson County, Tennessee, dated July 26, 2018 and recorded on July 30, 2018. (Value of consideration shown in aforementioned deed $287,000.00.).

Being also known as 2581 Jordan Ridge Drive, Nashville, Tennessee 37218.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration (or value, whichever is greater) for this transfer is $280,000.00.

Affiant – Dana Shaw

Subscribed and sworn to before me, this 25TH day of APRIL, 2019.

Carmen Coats

NOTARY PUBLIC

My Commission Expires:

CARMEN COATS STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

Property address: 2581 Jordan Ridge Drive, Nashville, TN 37218