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: 171865

Send tax bills to:
JaVante J. Stoudmire
1382 Rural Hill Road, Unit 108
Antioch, TN 37013

Name and address of new owner:
JaVante J. Stoudmire
1382 Rural Hill Road Unit 108
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 223501 DEEDWARR
04/29/2019 03:25:30 PM 5 pgs
Fees: $28.00 Taxes: $621.60
20190429-0039410

Map parcel number: 163-02-0C-088.00-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 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,

JaVante J. Stoudmire, Single,

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.

This conveyance is subject to the following:

Subdivision Restrictions, Building Lines and Easements of record in Plat Book Master Deed at Instrument No. 20060404-0038533, 20060419-0045063, 20061115-0141803, 20080108-0002295 and 20120924-0086420, in the Register's Office of Davidson County, Tennessee.

Rules and Regulations of record in Instrument No. 20160316-0025177, in the said Register's Office.

Reservations, conditions, powers, easements, options, covenants, agreements and limitations on title, and all other provisions contained in or incorporated by reference in the Master Deed establishing horizontal property regime for record under Master Deed of record at Instrument No. 20060404-0038533, as amended at 20060419-0045063, 20061115-0141803, 20080108-0002295 and 20120924-0086420 in the Register's Office including all exhibits attached thereto and incorporated therein by reference and /or any instrument creating the estate or estates hereby insured as shown on Schedule A hereof, and any other allied instrument referred to in and aforesaid instruments.

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 24th 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, 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 24 day of April, 2019.

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

Notary Public

Printed Name: Rachel Shirey Commission Expires: 2/13/21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF TN)

The actual consideration (or value, whichever is greater) for this transfer is $168,000.00.

Affiant – JaVante Stoudmire, Single

Subscribed and sworn to before me, this 26 day of April, 2019.

NOTARY PUBLIC
My Commission Expires:
7/9/22

LISA A. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property address: 1382 Rural Hill Road, Unit 108, Antioch, TN 37013

EXHIBIT A

Legal Description

MORE COMMONLY KNOWN AS: 1382 Rural Hill Road, Unit 108, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 163-02-0C-088.00-CO

A certain Condominium Apartment in Davidson County, TN, described as Unit No. 108 of Autumn Ridge Townhomes, a Condominium, a Horizontal Property Regime with Private Elements, located in Antioch, TN, as established and described in a Master Deed recorded in Instrument No. 20060404-0038533, as amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803, Instrument No. 20080108-0002295 and Instrument No. 20120924-0086420, said Register's Office, to which reference is hereby made.

The Easements, Restrictive Covenants, Conditions and Regulations imposed upon and relating to the apartments property, co-owners and tenants of Autumn Ridge Townhomes Condominium Apartments contained in the Master Deed recorded in Instrument No. 20060404-0038533 as amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803 and Instrument No. 20080108-0002295, and By-Laws appended thereto, Register' s Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Opendoor Property D LLC, a Delaware limited liability company by Warranty deed from Thomas N. Morgan, a married man joined by his spouse, Meaghan L. Morgan of record in Instrument No. 20190304-0019415 Register's Office for Davidson County, Tennessee, dated February 27, 2019 and recorded on March 04, 2019. (Value of consideration shown in aforementioned deed $156,000.00.).

Being also known as 1382 Rural Hill Road, Unit 108, Antioch, Tennessee 37013.

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019