Karen Johnson Davidson County
Batch# 223622 DEEDWARR
04/30/2019 08:40:30 AM 5 pgs
Fees: $28.00 Taxes: $612.35
20190430-0039579

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:
Opendoor Property D LLC, a Delaware limited liability company
405 Howard Street, Suite 550
San Francisco, CA 94105

Name and address of new owner:
Opendoor Property D LLC, a Delaware limited liability company
405 Howard Street Suite 550
San Francisco, CA 94105

Map parcel number: 063-02-0-063.00

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,

Deborah S Duff, a single woman

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

Opendoor Property D LLC, a Delaware limited liability company,

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 24 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.

Deborah S. Duff

STATE OF TENNESSEE

COUNTY OF Sumner

On this 24 day of April, 2019, before me personally appeared Deborah S Duff, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Derek Truelove

Commission Expires:

4.28.20

DEREK TRUELOVE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 28, 2020
COUNTY OF WILSON

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1431 Mohawk Trail, Madison, TN 37115

TAX PARCEL ID/APN (For informational purposes only): 063-02-0-063.00

Land in Davidson County, Tennessee, being Lot No. 53 and the Southerly 25 feet of Lot No. 54, on the Map or Plan of Nawakwa Hills, Powwow Addition, Section No. 2, as shown by plat of record in Plat Book 974, Page 10, of the Register' s Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 53 and the Southerly 25 feet of Lot No. 54 adjoin and together front 75 feet on the Easterly side of Whoopes Trail and extends back Easterly between parallel lines 150 feet to a deed line and measures 75 feet thereon.

Being the same property conveyed to Deborah S. Duff, a single woman by Warranty deed from Edwin U. Alvarado and Emi E. Alvarado, husband and wife of record in Instrument No. 20100419-0029211 Register's Office for Davidson County, Tennessee, dated April 15, 2010 and recorded on April 19, 2010. (Value of consideration shown in aforementioned deed $109,000.00.)

Being also known as 1431 Mohawk Trail, Madison, Tennessee 37115.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $165,500.00.

AFFIANT - Craig Bowman
OS National LLC, a Georgia limited liability company
as Attorney In Fact for Opendoor Property D LLC, a Delaware limited liability company

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

NOTARY PUBLIC
My Commission Expires:
2/13/21

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

Property address: 1431 Mohawk Trail, Madison, TN 37115

True Copy Certification

I, Lyn Thomas, 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: Lyn Thomas

State of GEORGIA
County of GWINNETT

Personally appeared before me, SANDRA J. JOHNSON a notary public for this county and state, Lyn Thomas, 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:
Notary' Seal (if on paper)

SANDRA J. JOHNSON NOTARY PUBLIC GEORGIA EXPIRES February 8, 2022 GWINNETT COUNTY