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:
**Rico X and Kelli X**
1109 Adwolfe Cove
Hermitage, TN 37076

Name and address of new owner:
Rico X and Kelli X
1109 Adwolfe Cove
Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 223899 DEEDWARR
04/30/2019 02:27:30 PM 4 pgs
Fees: $23.00 Taxes: $1,098.90
20190430-0039990

Map parcel number: 086-04-0B-100.00-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,

**Rico X and Kelli X, 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 26th 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, 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 26 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

**EXHIBIT A**
Legal Description

MORE COMMONLY KNOWN AS: 1109 Adwolfe Cove, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 086-04-0B-100.00-CO

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Sunset Oaks, Section Three of record in Plat Book 9700, Page 198, 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 D LLC, a Delaware limited liability company by Warranty deed from John Rudolph Siciliano, a married man, joined by his spouse, Tammy M. Siciliano of record in Instrument No. 20180918-0092613 Register's Office for Davidson County, Tennessee, dated September 13, 2018 and recorded on September 18, 2018. (Value of consideration shown in aforementioned deed $298,200.00.)

Being also known as 1109 Adwolfe Cove, Hermitage, Tennessee 37076.

# AFFIDAVIT OF VALUE

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

The actual consideration (or value, whichever is greater) for this transfer is $297,000.00.

AFFIANT – Rico X

AFFIANT – Kelli X

Subscribed and sworn to before me, this 29 day of April, 2019.

NOTARY PUBLIC

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
11/8/22

Property address: 1109 Adwolfe Cove, Hermitage, TN 37076

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.

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
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-25-2019