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: 171873

Send tax bills to:
New Owner

Name and address of new owner:
Jordan Shull and Dylan Lynch
317 Edwin Street
Nashville, TN 37207

Karen Johnson Davidson County
Batch# 225828 DEEDWARR
05/03/2019 02:22:30 PM 4 pgs
Fees: $23.00 Taxes: $1,406.00
20190503-0041709

Map parcel number: 071-07-0-273.00

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,

OPENDOOR PROPERTY W32 LLC, a Delaware limited liability company

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

Jordan Shull, an unmarried woman, and Dylan Lynch, an unmarried man, as joint tenants with full rights of survivorship,

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.

Return to:
MAGNOLIA
TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206

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 **2ND** day of **MAY**, **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 W32 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, **T. LIVINGSTON**, 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 **2ND** day of **MAY 2019**.

Notary Public

Printed Name: T. Livingston

Commission Expires:
1-31-21

T. LIVINGSTON NOTARY PUBLIC GEORGIA EXPIRES January 31, 2021 DEKALB COUNTY

EXHIBIT A

Lot 2, Trinity Heights, T.W. Crutchers Tract's Subdivision, as shown on plat of record in Instrument Number 20150415-0033070, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to OPENDOOR PROPERTY W32 LLC, a Delaware limited liability company, by Warranty Deed, from Joshua Stanley, a single man, of record in Instrument Number 20181010-0100652, in the Register's Office of Davidson County, Tennessee, dated October 9, 2018 and recorded on October 10, 2018.

Being further conveyed to Jordan Shull, an unmarried woman and Dylan Lynch, an unmarried man, joint tenants, by Deed from Open Door Property W32 LLC, a Delaware limited liability company dated 05/02/2019 and appearing of record in Instrument No. _____, Register's office for Davidson County, Tennessee.

MAG File No. TE0005169

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration (or value, whichever is greater) for this transfer is $380,000.00.

Affiant

Subscribed and sworn to before me, this 2 day of May, 2019.

NOTARY PUBLIC

My Commission Expires:
11-5-19

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Property address: 317 Edwin Street, Nashville, TN 37207

True Copy Certification

I, Leslie A. Garside, 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, Marcy Morgan, a notary public for this county and state, Leslie A. Garside 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: 3-3-20
Notary' Seal (if on paper)

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020