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

Karen Johnson Davidson County
Batch# 226842 DEEDWARR
05/07/2019 02:50:30 PM 5 pgs
Fees: $28.00 Taxes: $759.24
20190507-0042796

Send tax bills to:
Opendoor Property J LLC, a Delaware Limited Liability Company
405 Howard Street, Suite 550
San Francisco, CA 94105

Name and address of new owner:
Opendoor Property J LLC, a Delaware Limited Liability Company
405 Howard Street Suite 550
San Francisco, CA 94105

Map parcel number: 080-07-0-123.00

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,

Joshua A Jeans,

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

Opendoor Property J 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 7 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.

Joshua A Jeans

Joshua A Jeans

STATE OF ~~TENNESSEE~~ GA

COUNTY OF Gwinnett

On this 7 day of May, 2019, before me personally appeared Joshua A Jeans, 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: Craig Bowman

Commission Expires:

6/28/21

CRAIG BOWMAN NOTARY PUBLIC COBB COUNTY, GEORGIA My Commission Expires 06-28-2021

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 3305 Cocoa Drive, Nashville, TN 37218

TAX PARCEL ID/APN (For informational purposes only): 080-07-0-123.00

Land in Davidson County, Tennessee, being Lot No. 460 on the Plan of Section Nine, Bordeaux Hills of record in Plat Book 4175, Page 116, 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 Joshua A. Jeans, unmarried by Warranty deed from Isaac J. Williams and wife, Stephanie M. Williams of record in Instrument No. 20150106-0001400 Register's Office for Davidson County, Tennessee, dated January 02, 2015 and recorded on January 06, 2015. (Value of consideration shown in aforementioned deed $67,000.00.)

Being also known as 3305 Cocoa Drive, Nashville, Tennessee 37218.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $205,200.00.

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

Subscribed and sworn to before me, this 7 day of May, 2019.

NOTARY PUBLIC
My Commission Expires:
2/13/21

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

Property address: 3305 Cocoa Drive, Nashville, TN 37218

True Copy Certification

I, Melissa Woods, 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: Melissa Woods

State of GEORGIA
County of GWINNETT

Personally appeared before me, Melissa Woods, a notary public for this county and state, Kelly Grady, 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)

KELLY L GRADY NOTARY PUBLIC GWINNETT COUNTY, GA EXPIRES JUNE 19, 2020