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: 172842

Send tax bills to:
Sarah Catherine Cravens
201A East Due West Avenue
Madison, TN 37115

Name and address of new owner:
Sarah Catherine Cravens
201A East Due West Avenue
Madison, TN 37115

Karen Johnson Davidson County
Batch# 227492 DEEDWARR
05/08/2019 12:19:30 PM 5 pgs
Fees: $28.00 Taxes: $784.40
20190508-0043100

Map parcel number: 051-08-0-215.00

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 C LLC, a Delaware Limited Liability Company

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

Sarah Catherine Cravens, a single woman,

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 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 C 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

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

Commission Expires:
1-31-21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Wilson)

The actual consideration (or value, whichever is greater) for this transfer is $212,000.00.

Affiant

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

NOTARY PUBLIC
My Commission Expires:
2/11/23

Property address: 201A East Due West Avenue, Madison, TN 37115

Shella McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

EXHIBIT A

For Information purposes only - Street Address: 201A East Due West Avenue, Madison, TN 37115

County: Davidson

File Number: 172842

Tax Parcel ID/APN: 051-08-0-215.00

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Bailey Subdivision of record in Plat Book 5800, Page 93, 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 C LLC, a Delaware Limited Liability Company by Warranty deed from Cherrill Green, now known as Cherrill Ray, a married woman, joined by her spouse, Fay Allen Ray of record in Instrument No. 20190118-0005571 Register's Office for Davidson County, Tennessee, dated January 16, 2019 and recorded on January 18, 2019. (Value of consideration shown in aforementioned deed $196,000.00.).

Being also known as 201 A Due West Avenue Madison, Tennessee 37115.

TRUE COPY CERTIFICATON

I, Jill Simmons, 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 WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of April, 2019.

Notary Public

My Commission Expires: 9.16.2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY