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: 171032

Karen Johnson Davidson County
Batch# 227746 **DEEDWARR**
05/09/2019 09:45:29 AM 4 pgs
Fees: $23.00 Taxes: $854.70

20190509-0043479

Send tax bills to:
Jose Napoleon Meza and Hilda Orellana Aldana
2865 Creekview Drive
Nashville, TN 37217

Name and address of new owner:
Jose Napoleon Meza and Hilda Orellana Aldana
2865 Creekview Drive
Nashville, TN 37217

Map parcel number: 150-05-0-116.00

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,

Jose Meza Aldana and Maria Felicitas Mendez, husband and wife, and Hilda Aldana, an unmarried 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, 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

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF RUTHERFORD)

The actual consideration (or value, whichever is greater) for this transfer is $231,000.00.

Danny L Potts
AFFIANT

Subscribed and sworn to before me, this 3 day of May, 2019.

NOTARY PUBLIC
My Commission Expires:

Property address: 2865 Creekview Drive, Nashville, TN 37217

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES
01/18/22

EXHIBIT A

Legal Description

MORE COMMONLY KNOWN AS: 2865 Creekview Drive, Nashville, TN 37217

TAX PARCEL ID/APN (For informational purposes only): 150-05-0-116.00

Land in Davidson County, Tennessee, being Lot No. 657 on the Plan of Edge-O-Lake Estates, Section 16 of record in Plat Book 4175, Page 157, 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 Maung Oo and Mawi Li, husband and wife of record in Instrument No. 20190213-0013392 Register's Office for Davidson County, Tennessee, dated February 07, 2019 and recorded on February 13, 2019. (Value of consideration shown in aforementioned deed $214,000.00.)

Being also known as 2865 Creekview Drive, Nashville, Tennessee 37217.