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# 227750 DEEDWARR
05/09/2019 09:51:30 AM 5 pgs
Fees: $28.00 Taxes: $995.30
20190509-0043511

Send tax bills to:
Rachel A. Ward and Dakota Joseph Ward
1080 Tulip Grove Road
Hermitage, TN 37076

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 400205

Name and address of new owner:
Rachel A. Ward and Dakota Joseph Ward
1080 Tulip Grove Road
Hermitage, TN 37076

Map parcel number: 086-08-0B-003.00-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 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,

Rachel A. Ward and Dakota Joseph Ward, wife and husband,

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 6th 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,

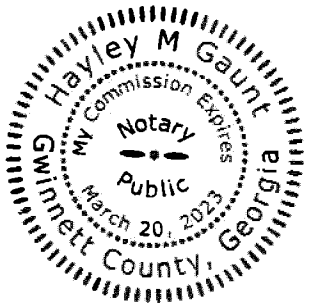
Craig Bowman, Authorized Signer
Pursuant to the terms of a Limited Power of Attorney of record at Instrument No.: 201812310126658, Register's Office for Davidson County, Tennessee.

State of Georgia)
County of Gwinnett)

Personally appeared before me, Hayley M Gaunt, 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 6th day of May, 2019.

Notary Public:
Printed Name: Hayley M Gaunt
My Commission Expires: 3/20/23



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Williamson)

The actual consideration (or value, whichever is greater) for this transfer is $269,000.00.

Rachel A Ward

AFFIANT – Rachel A. Ward

AFFIANT – Dakota Joseph Ward

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

NOTARY PUBLIC

My Commission Expires:
8/15/24

Property address: 1080 Tulip Grove Road, Hermitage, TN 37076

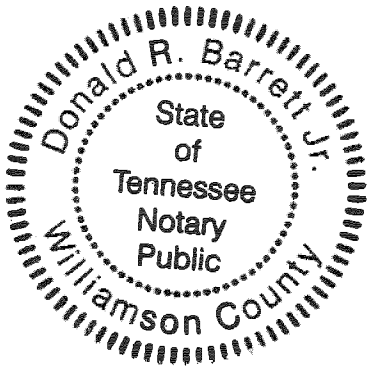


EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1080 Tulip Grove Road, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 086-08-0B-003.00-CO

Land in Davidson County, Tennessee, being Lot No. 483 on the Plan of Final Subdivision Plan, Planned Unit Development, Re-Subdivision of Lots 483, 484 and 485, Camden Woods, Phase III-B of record in Plat Book 7900, Page 823, 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 Kasie Leona Corley and Peter Kenesaw Corley, wife and husband of record in Instrument No. 20190225-0016973 Register's Office for Davidson County, Tennessee, dated February 15, 2019 and recorded on February 25, 2019. (Value of consideration shown in aforementioned deed $259,600.00.)

Being also known as 1080 Tulip Grove Road, Hermitage, Tennessee 37076.

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

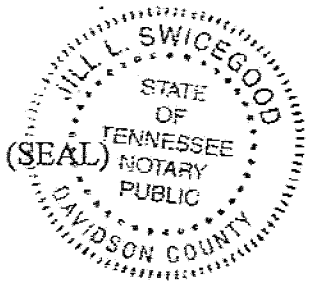
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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