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: 170159

Send tax bills to:
Yamasa Co., LTD, a Japanese Corporation
P.O Box 4090
Scottsdale, AZ 85261

Name and address of new owner:
Yamasa Co., LTD, a Japanese Corporation
P.O Box 4090
Scottsdale, AZ 85261

Karen Johnson Davidson County
Batch# 227820 DEEDWARR
05/09/2019 11:19:30 AM 5 pgs
Fees: $28.00 Taxes: $841.75
20190509-0043615

Map parcel number: 164-13-0-057.00

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 J LLC, a Delaware Limited Liability Company

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

Yamasa Co., LTD, a Japanese Corporation

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 7th 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 J 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 7th 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 GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $227,500.00.

AFFIANT – CRAIG BOWMAN
OS National LLC, a Georgia limited liability company

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

NOTARY PUBLIC
My Commission Expires:
1-31-21

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

Property address: 5832 Murphywood Crossing, Antioch, TN 37013

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 5832 Murphywood Crossing, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 164-13-0-057.00

Land in Davidson County, Tennessee, being Lot No. 231 on the Plan of First Revision, Asheford Crossing, Section Two of record in Plat Book 9700, Page 171, 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 J LLC, a Delaware limited liability company by Warranty deed from Ronald J. Russell and Wife Alisha J. Russell of record in Instrument No.20190411-0033000, Register's Office for Davidson County, Tennessee, dated April 9, 2019 and recorded on April 11, 2019. (Value of consideration shown in aforementioned deed $235,200.00.)

Being also known as 5832 Murphywood Crossing, Antioch, Tennessee 37013.

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