Return To:
TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT16
MURFREESBORO, TN 37129

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: 173658

Send tax bills to:
Mark Brandon Scott and Niesha Scott
5170 Hickory Hollow Parkway, 800
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 228221 **DEEDWARR**
05/10/2019 08:51:22 AM 4 pgs
Fees: $23.00 Taxes: $736.30
20190510-0043896

Name and address of new owner:
Mark Brandon Scott and Niesha Scott
5170 Hickory Hollow Parkway 800
Antioch, TN 37013

Map parcel number: 163-05-0A-046.00-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 D LLC, a Delaware limited liability company

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

Mark Brandon Scott and Niesha Scott, Husband and Wife as Joint Tenants

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 D LLC, a Delaware limited liability company
By: OS National LLC

Brandy Teems AIF

Brandy Teems, 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, Brandy Teems, 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: T. Livingston

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

Commission Expires:
1-31-21

EXHIBIT A

Legal Description

MORE COMMONLY KNOWN AS: 5170 Hickory Hollow Parkway, Unit 800, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 163-05-0A-046.00-CO

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of A Horizontal Property Regime (Private Element), Phase 1, Hickory Hollow Townhomes (Mill Park) of record in Plat Book 9700, Page 686, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the properly.

Being the same property conveyed to Opendoor Property D LLC, a Delaware limited liability company by Warranty deed from Vincit Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190321-0025990 Register's Office for Davidson County, Tennessee, dated March 18, 2019 and recorded on March 21, 2019. (Value of consideration shown in aforementioned deed $187,000.00.)

Being also known as 5170 Hickory Hollow Parkway, Unit #800, Antioch, Tennessee 37013.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Rutherford)

The actual consideration (or value, whichever is greater) for this transfer is $199,000.00.

Brandie L. Phillips
AFFIANT

Samantha Ballard
AFFIANT

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

Molly L. Smith
NOTARY PUBLIC
My Commission Expires:
12/16/22

MOLLY L SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Property address: 5170 Hickory Hollow Parkway, Unit 800, Antioch, TN 37013