Karen Johnson Davidson County
Batch# 232954 DEEDWARR
05/21/2019 03:17:30 PM 5 pgs
Fees: $28.00 Taxes: $885.78
20190521-0048058

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

Send tax bills to:
Opendoor Property C LLC, a Delaware Limited Liability Company
405 Howard Street, Suite 550
San Francisco, CA 94105

Name and address of new owner:
Opendoor Property C LLC, a Delaware Limited Liability Company
405 Howard Street Suite 550
San Francisco, CA 94105

Map parcel number: 181-14-0A-139.00-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,

EPSQ, LLC, a Tennessee Limited Liability Company,

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

Opendoor Property C LLC, a Delaware Limited Liability Company,

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 17th 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.

EPSQ, LLC, a Tennessee Limited Liability Company

Eric Strickland, Member
By: Eric Strickland
Its: Member

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, Steven W. Nordstrom, a Notary Public in and for said County and State, Eric Strickland, 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 17th day of May, 2019

S. W. Nordstrom
Notary Public

Printed Name: Steven W. Nordstrom

My Commission Expires: 10/17/2021

STEVEN W NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

For Information purposes only - Street Address: 8413 Charbay Circle, Brentwood, TN 37027

County: Davidson

File Number: 175956

Tax Parcel ID/APN: 181-14-0A-139.00-CO

Land in Davidson County, Tennessee, being Unit 193 on the Plan of The Villas at Concord Place, Phase 3, as shown on Exhibit A-1 to the second supplemental Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place, of record in Instrument No. 20060731-0092350, 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 EPSQ, LLC by Warranty deed from Fariborz Niakan, a single man of record in Instrument No. 20141222-0116923 Register's Office for Davidson County, Tennessee, dated December 15, 2014 and recorded on December 22, 2014. (Value of consideration shown in aforementioned deed $168,500.00.).

Being also known as 8413 Charbay Circle, Brentwood, Tennessee 37027.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $239,400.00.

Affiant - Craig Bowman
OS National LLC, a Georgia limited liability company
as Attorney In Fact for Opendoor Property C LLC, a Delaware Limited Liability Company

Subscribed and sworn to before me, this 20th day of May, 2019.

NOTARY PUBLIC
My Commission Expires:
3/20/23

Property address: 8413 Charbay Circle, Brentwood, TN 37027

Hayley M Gaunt Notary Public Gwinnett County, Georgia My Commission Expires March 20, 2023

True Copy Certification

I, Lyn Thomas, 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: Lyn Thomas

State of GEORGIA
County of GWINNETT

Personally appeared before me, SANDRA J. JOHNSON a notary public for this county and state, Lyn Thomas, 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)

SANDRA J. JOHNSON NOTARY PUBLIC GEORGIA EXPIRES February 8, 2022 GWINNETT COUNTY