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:
Lester L. Thistle and Nina Thistle
366 Clearwater Drive
Nashville, TN 37217

Name and address of new owner:
Lester L. Thistle and Nina Thistle
366 Clearwater Drive
Nashville, TN 37217

Karen Johnson Davidson County
Batch# 234801 DEEDWARR
05/24/2019 03:01:30 PM 5 pgs
Fees: $28.00 Taxes: $636.40
20190524-0049617

Map parcel number: 150-05-0-300.00

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,

Lester L. Thistle and Nina Thistle, husband and wife,

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 20th 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)

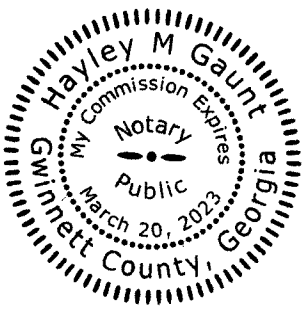
Personally appeared before me, Hayley M Gaunt, a Notary Public in and for said County and State, Craig Bowman, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person 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 20th day of May, 2019.

Notary Public: Hayley M Gaunt

Printed Name: Hayley M Gaunt

My Commission Expires: 3/20/23



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Sumner)

The actual consideration (or value, whichever is greater) for this transfer is $172,000.00.

AFFIANT –

AFFIANT –

Subscribed and sworn to before me, this 24th day of May, 2019.

NOTARY PUBLIC

My Commission Expires:
OCT 2 0 2020

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Property address: 366 Clearwater Drive, Nashville, TN 37217

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 366 Clearwater Drive, Nashville, TN 37217

TAX PARCEL ID/APN (For informational purposes only): 150-05-0-300.00

Land in Davidson County, Tennessee, being Lot No. 41A on the Plan of Revised, Zone Lot Division, Lot Nos. 10-16 and 18-43, Edge-O-Lake, Section 21 of record in Plat Book 6900, Page 256, 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 Jessica Joelle Peeples, an unmarried woman by Warranty deed from Eric Sox, a married man and George Brandt, a married man of record in Instrument No. 20160705-0068758 Register's Office for Davidson County, Tennessee, dated June 28, 2016 and recorded on July 05, 2016. (Value of consideration shown in aforementioned deed $130,000.00.)

Being the same property conveyed to Opendoor Property C LLC, a Delaware Limited Liability Company by Warranty deed from Jessica Joelle Peeples, an unmarried woman of record in Instrument No. 20190412-0033483 Register's Office for Davidson County, Tennessee, dated April 09, 2019 and recorded on April 12, 2019. (Value of consideration shown in aforementioned deed $152,000.00.) Being also known as 366 Clearwater Drive Nashville, Tennessee 37217.

True Copy Certification

I, KRISTEN TRAINI, 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

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

