Karen Johnson Davidson County
Batch# 235533 DEEDWARR
05/29/2019 08:10:30 AM 5 pgs
Fees: $28.00 Taxes: $1,107.78
20190529-0050360

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 D LLC, a Delaware limited liability company
405 Howard Street, Suite 550
San Francisco, CA 94105

Name and address of new owner:
Opendoor Property D LLC, a Delaware limited liability company
405 Howard Street Suite 550
San Francisco, CA 94105

Map parcel number: 098-13-0A-053.00-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,

Angel D. Ruder and Samuel J. Ruder, Wife and Husband

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

Opendoor Property D 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 16 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.

By: Angel D. Ruder Date: 5-16-19
Angel D. Ruder

By: Samuel J. Ruder Date: 5-16-19
Samuel J. Ruder

STATE OF TENNESSEE

COUNTY OF Davidson

On this 16 day of May, 2019, before me personally appeared Angel D Ruder; Samuel J Ruder, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Derek Truelove

Commission Expires:
4.28.20

DEREK TRUELOVE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 28, 2020
COUNTY OF WILSON

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $299,400.00.

AFFIANT – CRAIG BOWMAN
OS National LLC, a Georgia limited liability company
As Attorney In Fact for Opendoor Property D, LLC, a Delaware limited liability company

Subscribed and sworn to before me, this 21st day of May, 19.

NOTARY PUBLIC
My Commission Expires:

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

Property address: 309 Moonwater Court, Hermitage, TN 37076

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 309 Moonwater Court, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 098-13-0A-053.00-CO

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Phase Two, Section Four, New Hope Point, a Planned Unit Development of record in Plat Book 9700, Page 874, 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 Samuel J. Ruder and Angel D. Ruder by Warranty deed from James R. Wells, unmarried of record in Instrument No. 20140410-0029971 Register's Office for Davidson County, Tennessee, dated March 31, 2014 and recorded on April 10, 2014. (Value of consideration shown in aforementioned deed $224,000.00.)

Being also known as 309 Moonwater Court, Hermitage, Tennessee 37076.

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)

