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: 180146

Send tax bills to:
James Barker
3305 Cocoa Drive
Nashville, TN 37218

Name and address of new owner:
James Barker
3305 Cocoa Drive
Nashville, TN 37218

Karen Johnson Davidson County
Batch# 244405 DEEDWARR
06/17/2019 12:10:30 PM 5 pgs
Fees: $28.00 Taxes: $832.50
20190617-0057986

Map parcel number: 080-07-0-123.00

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,

James Barker, Single Man

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 12th day of June, 20 19, 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: Opendoor Labs Inc., as an authorized person

By: _____

Name: Nicholas Krause

Title: Authorized Signer

STATE OF Texas

COUNTY OF Dallas

Personally appeared before me, Ashley Prior, a Notary Public in and for said County and State, Nicholas Krause, 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 20 day of May, 20 19

_____

Notary Public

Printed Name: Ashley Prior

My Commission Expires: April 5, 2022

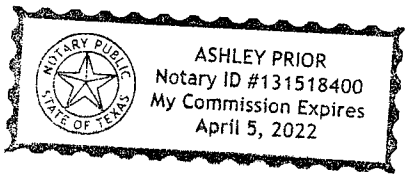


EXHIBIT A

For Information purposes only - Street Address: 3305 Cocoa Drive, Nashville, TN 37218

County: Davidson

File Number: 180146

The land referred to in this Commitment is described as follows:

Land in Davidson County, Tennessee, being Lot No. 460 on the Plan of Section Nine, Bordeaux Hills of record in Plat Book 4175, Page 116, 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 Joshua A. Jeans, unmarried by Warranty deed from Isaac J. Williams and wife, Stephanie M. Williams of record in Instrument No. 20150106-0001400 Register's Office for Davidson County, Tennessee, dated January 02, 2015 and recorded on January 06, 2015.

Being the same property conveyed to Opendoor Property J LLC, a Delaware Limited Liability Company by Warranty deed from Joshua A. Jeans, unmarried of record in Instrument No. 20190507-0042796 Register's Office for Davidson County, Tennessee, dated May 07, 2019 and recorded on May 07, 2019.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $225,000.00.

AFFIANT - Craig Bowman
OS National LLC, a Georgia limited liability company

Subscribed and sworn to before me, this 12th day of July, 2019.

NOTARY PUBLIC
My Commission Expires:
1-31-21

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

Property address: 3305 Cocoa Drive, Nashville, TN 37218

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)

