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

Karen Johnson Davidson County
Batch# 244517 DEEDWARR
06/17/2019 02:44:30 PM 6 pgs
Fees: $33.00 Taxes: $839.90
20190617-0058133

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

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

Map parcel number: 059-09-0-149.00

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,

**Vanessa F. Hayes, a single woman, and Miriam A. Allen, a widow,**

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

**Opendoor Property J 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 10 day of June, 2019, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Vanessa F. Hayes
Vanessa F. Hayes

Miriam A. Allen

STATE OF TENNESSEE

COUNTY OF Davidson

On this 10 day of June, 2019, before me personally appeared Vanessa F. Hayes, 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.

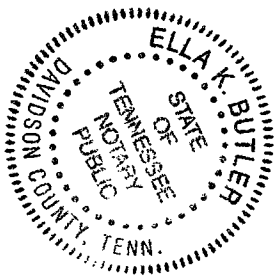
Ella K. Butler

Notary Public

Printed Name: Ella K. Butler

Commission Expires:

09/07/2020



Witness our hand this 10th day of June, 2019, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Vanessa F. Hayes

Miriam A. Allen

STATE OF ~~TENNESSEE~~ JAM Illinois

COUNTY OF Jefferson

On this 10th day of June, 2019, before me personally appeared Miriam A. Allen, 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.

Julia A Mitchel

Notary Public

Printed Name: Julia A. Mitchel

JULIA A MITCHEL
Official Seal
Notary Public – State of Illinois
My Commission Expires Oct 6, 2020

Commission Expires:

10/06/20

**EXHIBIT A**

For Information purposes only - Street Address: 4101 Meadow Hill Drive, Nashville, TN 37218

County: Davidson

File Number: 174273

Tax Parcel ID/APN: 059-09-0-149.00

Land in Davidson County, Tennessee, being Lot No. 246 on the Plan of Section 5, Haynes Estates of record in Plat Book 4300, Page 70, 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 Vanessa F. Hayes and Miriam A. Allen as joint tenants with the rights of survivorship by Warranty deed from Edward Morris, unmarried, and David White, married of record in Instrument No. 20150209-0011844 Register's Office for Davidson County, Tennessee, dated January 15, 2015 and recorded on February 09, 2015. (Value of consideration shown in aforementioned deed $122,500.00.).

Being also known as 4101 Meadow Hill Drive, Nashville, Tennessee 37218.

AFFIDAVIT OF VALUE

STATE OF GEORGIA )

COUNTY OF GWINNETT )

The actual consideration (or value, whichever is greater) for this transfer is $227,000.00.

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

Subscribed and sworn to before me, this 11th day of June, 2019.

NOTARY PUBLIC
My Commission Expires:
1-31-21

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

Property address: 4101 Meadow Hill 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)

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