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:
James Ward
4236 Nepal Drive
Hermitage, TN 37076

Name and address of new owner:
James Ward
4236 Nepal Drive
Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 248389 DEEDWARR
06/25/2019 02:22:30 PM 5 pgs
Fees: $28.00 Taxes: $927.96
20190625-0061447

Map parcel number: 075-06-082.00

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 W19 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 Ward, a 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 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 W 19 LLC, a Delaware limited liability company

By: Opendoor Property Holdco W LLC, its sole member
By: OD Mezzanine Borrower W LLC, its sole member
By: Opendoor Labs Inc., its sole member

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, 2019

_____
Notary Public

Printed Name: Ashley Prior

My Commission Expires: April 5, 2022

ASHLEY PRIOR
Notary ID #131518400
My Commission Expires
April 5, 2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Williamson)

The actual consideration (or value, whichever is greater) for this transfer is $250,800.00

AFFIANT – James Ward

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

NOTARY PUBLIC

My Commission Expires:
12/15/21

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Property address: 4236 Nepal Drive, Hermitage, TN 37076

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 4236 Nepal Drive, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 075-06-082.00

Land in Davidson County, Tennessee, being Lot No. 315 on the Plan of Hermitage Estates, Section II of record in Plat Book 3700, Page 23, 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 Louis L. Cage, III and Sharon Elizabeth Dockins, husband and wife by Warranty deed from Pamela J. Cloyd, an unmarried woman of record in Instrument No. 20160810-0083252 Register's Office for Davidson County, Tennessee, dated August 08, 2016 and recorded on August 10, 2016. (Value of consideration shown in aforementioned deed $224,900.00.) Being the same property conveyed to Opendoor Property W19 LLC, a Delaware limited liability company by Warranty deed from Sharon Elizabeth Dockins and Louis L. Cage, III, husband and wife of record in Instrument No. 20181213-0121550 Register's Office for Davidson County, Tennessee, dated December 13, 2018 and recorded on December 13, 2018. (Value of consideration shown in aforementioned deed $254,000.00.)

Being also known as 4236 Nepal Drive Hermitage, Tennessee 37076.

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY