This instrument prepared by:
Opendoor Title, LLC
2170 Satellite Blvd., Ste. 200
Duluth, GA 30097
Tel. 678-281-8900
File Number: OD-NAS-181229

This instrument may be returned to:
OS National, LLC
2170 Satellite Blvd., Ste. 450
Duluth, GA 30097
Tel. 770-497-9100
OD-NAS-181229

Karen Johnson Davidson County
Batch# 249722 DEEDWARR
06/27/2019 02:28:30 PM 5 pgs
Fees: $28.00 Taxes: $832.50
20190627-0062597

WARRANTY DEED

Send tax bills to:
Opendoor Property D LLC, a Delaware limited liability company
405 Howard St. Suite 550
San Francisco, CA 94105

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

Map parcel number: 091-08-0-084.00
Source of Title: See Exhibit "A" attached hereto and incorporated herein.

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,

Kimyatta Nixon n/k/a Kimyatta Brown and Wayne Brown, Husband and Wife

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 24 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.

Kimyatta Nixon n/k/a Kimyatta Brown
Kimyatta Nixon n/k/a Kimyatta Brown

Wayne Brown
Wayne Brown

STATE OF TENNESSEE

COUNTY OF Davidson

On this 24 day of June 2019, before me personally appeared Kimyatta Nixon n/k/a Kimyatta Brown, 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

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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
as Attorney In Fact for Opendoor Property D LLC, a Delaware limited liability company

Subscribed and sworn to before me, this 25th day of June, 2019.

NOTARY PUBLIC
My Commission Expires:
1-31-21

Property address: 1008 43rd Avenue North, Nashville, TN 37209

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

EXHIBIT A

STREET ADDRESS: 1008 43rd North Avenue, Nashville, TN 37209

COUNTY: Davidson

CLIENT CODE: OD-NAS-181229

TAX PARCEL ID/APN: 091-08-0-084.00

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Map of L.H. Davis Subdivision of Lot No. 41 Clifton Plan of record in Plat Book 57, Page 100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot No. 44 fronts 50 feet on the Easterly side of 43rd Avenue North, formerly Douglas Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Kimyatta M. Nixon and Keith T. Nixon, married by Warranty deed from Nashville Homestead of record in Book 11559, page 513, Register's Office for Davidson County, Tennessee, dated June 30, 1999 and recorded on July 06, 1999. (Value or consideration shown in aforementioned deed $79,000.00.) Being the same property conveyed to Kimyatta Nixon by Quitclaim deed from Keith Nixon of record in Instrument No. 20091006-0093124 Register's Office for Davidson County, Tennessee, dated May 01, 2009 and recorded on October 06, 2009. (Value of consideration shown in aforementioned deed $1.00.) Being also known as 1008 43rd Ave N Nashville, Tennessee 37209.

True Copy Certification

I, Melissa Woods, 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: Melissa Woods

State of GEORGIA
County of GWINNETT

Personally appeared before me, Kelly Grady, a notary public for this county and state, Melissa Woods, 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)

