RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

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# 253971 DEEDWARR
07/09/2019 09:26:09 AM 4 pgs
Fees: $23.00 Taxes: $851.00
20190709-0066582

Send tax bills to:
Ricky L Watson and Teresa A Watson
8221 Gordon Lane
Hermitage, TN 37076

Name and address of new owner:
Ricky L Watson and Teresa A Watson
8221 Gordon Lane
Hermitage, TN 37076

Map parcel number: 075-10-0-082.00

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 C LLC, a Delaware Limited Liability Company,

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

Ricky L Watson and Teresa A Watson, husband and wife,

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 C LLC, a Delaware limited liability company

By: Opendoor Property Holdco C LLC, its sole member
By: OD Intermediate Holdco C 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, 20 19

_____

Notary Public

Printed Name: Ashley Prior

My Commission Expires: April 5, 2022

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

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 8221 Gordon Lane, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 075-10-0-082.00

Land in Davidson County, Tennessee, being Lot No. 132 on the Plan of Hermitage Estates of record in Plat Book 3300, Page (s) 70 and 71, 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 Opendoor Property C LLC, a Delaware Limited Liability Company by Warranty deed from Jason Amburgey, unmarried of record in Instrument No. 20190429-0039100 Register's Office for Davidson County, Tennessee, dated April 19, 2019 and recorded on April 29, 2019. (Value of consideration shown in aforementioned deed $210,900.00.)

Being also known as 8221 Gordon Lane, Hermitage, Tennessee 37076.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration (or value, whichever is greater) for this transfer is . $230,000.00

Ricky L. Watson

AFFIANT – Ricky L Watson

Teresa A Watson

AFFIANT – Teresa A Watson

Subscribed and sworn to before me, this 5 day of July, 2019.

NOTARY PUBLIC

My Commission Expires:

JOHN GREGORY HARDEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

Property address: 8221 Gordon Lane, Hermitage, TN 37076