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# 259763 DEEDWARR
07/22/2019 08:49:30 AM 5 pgs
Fees: $28.00 Taxes: $797.35
20190722-0071295

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: 122-01-0A-485.00-CO

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,

**Brittanee Dyan Hickmon, an unmarried person,**

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 16 day of July, 2019, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Brittanee Dyan Hickmon

Brittanee Dyan Hickmon

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 16 day of July, 2019, before me personally appeared Brittanee Dyan Hickmon, 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.

Notary Public

Printed Name: Derek Truelove

Commission Expires:

4.28.20

DEREK TRUELOVE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 28, 2020
COUNTY OF WILSON

**EXHIBIT A**

For Information purposes only - Street Address: 112 Antler Ridge Circle, Nashville, TN 37214

County: Davidson

File Number: 166508

Tax Parcel ID/APN: 122-01-0A-485.00-CO

Land in Davidson County, Tennessee, being Unit No. 74 on the plan of Woodland Point, Phase X, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements, Phase III, of record as Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee, the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions, and Restrictions for Woodland Point Townhomes of record as Instrument Number 20020725-0089575, said Register's Office (the "First Supplement"), further amended by Second Supplementary Declaration of Covenants, Conditions, and Restrictions for Woodland Point Townhomes of record as Instrument Number 20020904-0107261, said Register's Office (the "Second Supplement," the First Supplement, Second Supplement, and the Original Declaration being collectively referred to as the "Declaration") which reference is hereby made for a more complete and accurate description. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Woodland Point, Phase X, a Private Element Horizontal Property Regime, contained in the said Declaration, the plan filed as Exhibit "C" to said Second Supplement appearing at page 4 thereof, and By-laws appended thereto as Exhibit "B" appearing at page 32 of the Origial Declaration, said Register's Office are incorporated in this deed by reference and made a part hereof the same as though copied herein. Said Unit is also contained within a portion of Lot 2 on the Final Plat of Woodland Point, Phase I as of record in Instrument No. 20000713-0069314, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Daniel R. Becker, married by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20050516-0055087 Register's Office for Davidson County, Tennessee, dated May 04, 2005 and recorded on May 16, 2005. (Value of consideration shown in aforementioned deed $140,336.00.).

Being the same property conveyed to Daniel R. Becker by Quitclaim deed from Cathryn Becker and Daniel R. Becker, married of record in Instrument No. 20050516-0055089 Register's Office for Davidson County, Tennessee, dated May 04, 2005 and recorded on May 16, 2005. (Value of consideration shown in aforementioned deed $0.00.).

Being the same property conveyed to Brittanee Dyan Hickmon by Warranty deed from Daniel R. Becker, married and wife Melissa Becker of record in Instrument No. 20170228-0019746 Register's Office for Davidson County, Tennessee, dated February 24, 2017 and recorded on February 28, 2017. (Value of consideration shown in aforementioned deed $187,500.00.).

AFFIDAVIT OF VALUE

STATE OF GEORGIA )

COUNTY OF GWINNETT )

The actual consideration (or value, whichever is greater) for this transfer is $215,500.00.

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 19th day of July, 2019.

NOTARY PUBLIC
My Commission Expires:
1-31-21

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

Property address: 112 Antler Ridge Circle, Nashville, TN 37214

# 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.

Lyn Thomas

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.

Sandra J. Johnson

Notary's Signature

My Commission Expires:
Notary' Seal (if on paper)

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