This instrument prepared by:
Opendoor Title, LLC
2170 Satellite Blvd., Ste. 200
Duluth, GA 30097
Tel. 678-281-8900
File Number: OD-NAS-183251

This instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Ste. 400
Duluth, GA 30096
Tel. 770-497-9100

Karen Johnson Davidson County
Batch# 261526 DEEDWARR
07/24/2019 10:29:30 AM 5 pgs
Fees: $28.00 Taxes: $942.39
20190724-0072593

WARRANTY DEED

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

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

Map parcel number: 092-07-0-182.00
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,

Jonathan Bell and Daniel Perez, a married couple

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 20 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.

Jonathan Bell

Daniel Perez

STATE OF TENNESSEE

COUNTY OF Davidson

On this 20th day of July, 20 19, before me personally appeared Jonathan Bell, Daniel Perez, 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: India K Scruggs

Commission Expires:

11/03/2020

INDIA K SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF Georgia)

COUNTY OF Gwinnett)

The actual consideration (or value, whichever is greater) for this transfer is $254,700.00.

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 22nd day of July, 2019.

NOTARY PUBLIC

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

My Commission Expires:
1-31-21

Property address: 2011 Britt Place, Nashville, TN 37208

EXHIBIT A

STREET ADDRESS: 2011 Britt Place, Nashville, TN 37208

COUNTY: Davidson

CLIENT CODE: OD-NAS-183251

TAX PARCEL ID/APN: 092-07-0-182.00

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Phil Cohen's Subdivision of part of W.G. Bush Subdivision of record in Plat Book 1130, Page 51, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Less and Except that portion of said Lot conveyed to Metropolitan Development and Housing Agency by deed from The Resource Foundation, Inc dated November 4, 1996, recorded in Book 10248, Page 71, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jonathan Bell, a married man by Warranty deed from Edwin Donnelly, a married man of record in Instrument No. 20150331-0027720 Register's Office for Davidson County, Tennessee, dated March 30, 2015 and recorded on March 31, 2015

True Copy Certification

I, Meco Tanner, 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: Meco Tanner

State of GEORGIA
County of GWINNETT

Personally appeared before me, ~~Sandra J. Johnson~~ a notary public for this county and state, Meco Tanner, 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
EXPIRES
GEORGIA
February 8, 2022
PUBLIC
GWINNETT COUNTY