This instrument prepared by:
Opendoor Title, LLC
2170 Satellite Blvd., Ste. 200
Duluth, GA 30097
Tel. 678-281-8900
File Number: OD-NAS-181153

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# 263581 DEEDWARR
07/29/2019 02:28:30 PM 5 pgs
Fees: $28.00 Taxes: $980.13
20190729-0074480

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: 148-01-0-036.00
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,

Electa Anne Baker and Jennifer L Stacy AKA Jennifer L Hardin, 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 23rd 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.

Electa Anne Baker

Jennifer L Stacy AKA Jennifer L Hardin

STATE OF TENNESSEE

COUNTY OF Shelby

On this 23rd day of July 20 19, before me personally appeared Electa Anne Baker & Jennifer L Stacy AKA Jennifer L Hardin 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

NORMA JEAN HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Printed Name: Norma Jean Howard

Commission Expires:

10-23-2021

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $264,900.00.

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 25th day of July, 2019.

NOTARY PUBLIC
My Commission Expires:
1-31-21

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

Property address: 212 Lucky Drive, Nashville, TN 37211

LEGAL DESCRIPTION
EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 218 on the Plan of Hillbrook, Section 2 of record in Plat Book 3300, Page 12, 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 Electa Anne Baker, unmarried and Jennifer L. Stacy, unmarried, as joint tenants with right of survivorship by Warranty deed from Anne T. Oldham Schwartz, unmarried of record in Instrument No. 20110511-0036243 Register's Office for Davidson County, Tennessee, dated May 06, 2011 and recorded on May 11, 2011. (Value of consideration shown in aforementioned deed $111,500.00.)

Being also known as 212 Lucky Drive Nashville, Tennessee 37211.

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 PUBLIC GEORGIA EXPIRES February 8, 2022 GWINNETT COUNTY