Karen Johnson Davidson County
Batch# 263774 DEEDWARR
07/30/2019 09:17:30 AM 5 pgs
Fees: $28.00 Taxes: $883.93
20190730-0074750

This instrument prepared by:
Opendoor Title, LLC
2170 Satellite Blvd., Ste. 200
Duluth, GA 30097
Tel. 678-281-8900
File Number: OD-NAS-179977

This instrument may be returned to:
OS National, LLC
2170 Satellite Blvd., Ste. 450
Duluth, GA 30097
Tel. 770-497-9100
OD-NAS-179977

WARRANTY DEED

Send tax bills to:
Opendoor Property C LLC, a Delaware Limited Liability Company
405 Howard St. Suite 550
Name and address of new owner:
Opendoor Property C LLC, a Delaware Limited Liability Company
405 Howard St. Suite 550

Map parcel number: 173-09-0A-664.00-CO

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,

Kelvin J Ward, an unmarried man

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

Opendoor Property C 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 26TH 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.

Kelvin J Ward

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 26TH day of July, 2019, before me personally appeared KELVIN J WARD, 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: CLARISSA BLAKE

Commission Expires:

1/3/23

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

EXHIBIT A

STREET ADDRESS: 2738 Dracut Lane, Nashville, TN 37211

COUNTY: Davidson

CLIENT CODE: OD-NAS-179977

TAX PARCEL ID/APN: 173-09-0A-664.00-CO

Land in Davidson County, Tennessee, being Lot No. 709 on the Plan of Section One of Phase Eight, Lenox Village of record in Plat at Instrument No. 20060824-0104608, 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 Kelvin J. Ward, an unmarried man by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20080519-0051300 Register's Office for Davidson County, Tennessee, dated May 15, 2008 and recorded on May 19, 2008. (Value of consideration shown in aforementioned deed $179,900.00.) Being also known as 2738 Dracut Lane Nashville, Tennessee 37211.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $238,900.00.

AFFIANT -Craig Bowman
OS National LLC, a Georgia limited liability company
as Attorney In Fact for Opendoor Property C LLC, a Delaware Limited Liability Company

Subscribed and sworn to before me, this 29th day of July, 2019.

NOTARY PUBLIC
My Commission Expires:
4/5/22

Property address: 2738 Dracut Lane, Nashville, TN 37211

JAIME HILL NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA APRIL 5, 2022

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.

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.

Notary's Signature

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

SANDRA J. JOHNSON NOTARY PUBLIC GEORGIA EXPIRES February 3, 2022 GWINNETT COUNTY