Karen Johnson Davidson County
Batch# 263861 DEEDWARR
07/30/2019 10:14:30 AM 5 pgs
Fees: $28.00 Taxes: $766.46
20190730-0074874

This instrument prepared by:
Opendoor Title, LLC
2170 Satellite Blvd., Suite 200
Duluth, GA 30097

This instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Suite 400
Duluth, GA 30096
Tel. 770-497-9100
File No: OD-NAS-183370

Send tax bills to:
Guaranteed Rate, Inc.
4410 N. Ravenswood Ave
Chicago, IL 60640

Name and address of new owner:
Evan Thoma and Julia Blake
134 Jacksonian Drive
Hermitage, TN 37076

Map parcel number: 074-08-0-245.00
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 D LLC, a Delaware limited liability company

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

Evan Thoma and Julia Blake, 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.

EXECUTED EFFECTIVE this the 17th **day of** July, **20** 19.

GRANTOR:

OPENDOOR PROPERTY D LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: **OD EQUITY OWNER D LLC,**
A DELAWARE LIMITED LIABILITY COMPANY
Its: **Sole Member**
By: **OPENDOOR PROPERTY ACQUISITION FUND LP,**
A DELAWARE LIMITED PARTNERSHIP
Its: **Sole Member**
By: **OPENDOOR GP LLC,**
A DELAWARE LIMITED LIABILITY COMPANY
Its: **General Partner**
By: **OPENDOOR LABS INC.,**
A DELAWARE CORPORATION
Its: **Sole Member**

By: _____

Name: Nicholas Krause
Title: **Authorized Signatory**

ACKNOWLEDGEMENT

STATE OF TEXAS §
§
COUNTY OF Dallas §

This instrument was acknowledged before me on the 14 **day of** June, **20** 19, **by** Nicholas Krause, **Authorized Signatory, OPENDOOR LABS INC., Sole Member of OPENDOOR GP LLC, General Partner of OPENDOOR PROPERTY ACQUISITION FUND LP, Sole Member of OD EQUITY OWNER D LLC, the Sole Member of OPENDOOR PROPERTY D LLC, a Delaware limited liability company, on behalf of said entity.**

_____
Notary Public, State of Texas

KYIESHA SMITH
Notary Public, State of Texas
Comm. Expires 01-11-2023
Notary ID 129276273

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $207,150.00.

AFFIANT - Craig Bowman
OS National LLC, a Georgia limited liability company

Subscribed and sworn to before me, this 17th 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: 134 Jacksonian Drive, Hermitage, TN 37076

EXHIBIT A

Legal Description

MORE COMMONLY KNOWN AS: 134 Jacksonian Drive, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 074-08-0-245.00

Land in Davidson County, Tennessee, being Lot No. 1066 on the Plan of Section 10, Hermitage Hills, a Resubdivision of a Portion of Hermitage Hills Sec 7, of record in Plat Book 3600, Page 50, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot No. 1066 fronts 80 feet on the Easterly margin of Jacksonian Drive and runs back between lines 160 feet on the Northerly side and 165 feet on the Southerly side to a line in the rear, measuring 72.25 feet thereon.

Being the same property conveyed to Opendoor Property D LLC, a Delaware limited liability company by Warranty deed from Genesis Acquisitions LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190424-0037626 Register's Office for Davidson County, Tennessee, dated April 18, 2019 and recorded on April 24, 2019.

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 GWINNETT COUNTY EXPIRES February 8, 2022