Karen Johnson Davidson County
Batch# 270022 DEEDWARR
08/12/2019 02:48:30 PM 5 pgs
Fees: $28.00 Taxes: $1,206.94
20190812-0080318

This instrument prepared by:
Opendoor Title, LLC
2170 Satellite Blvd., Ste. 200
Duluth, GA 30097
Tel. 678-281-8900
File Number: OD-NAS-187517

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

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: 081-15-0-215.00
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,

Michael Tinsley, single

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 6 day of August, 20 19, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Michael Tinsley

STATE OF TENNESSEE

COUNTY OF Davidson

On this 6 day of August, 20 19, before me personally appeared Michael Tinsley, 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.

Ella K. Butler
Notary Public

Printed Name: Ella K. Butler

Commission Expires:

09/07/2020

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

STREET ADDRESS: 1719 Cockrill Street, Nashville, TN 37208

COUNTY: Davidson

CLIENT CODE: OD-NAS-187517

TAX PARCEL ID/APN: 081-15-0-215.00

Land in Davidson County, Tennessee, being Lot No. 412 on the Plan of DT McGavock and Others Addition of record in Plat Book 21, Page 41, 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 Fronts 104 feet on the Southerly side of Cockrill Street and runs back Southwardly with the Westerly line of Lot Number 411, 93 feet and with the Easterly line of Salem Street 50 feet to the Underwood Street and has frontage on Underwood Street of 134 feet.

Being the same property conveyed to Michael Tinsley by Special Warranty deed from Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America of record in Instrument No. 20100930-0077944 Register's Office for Davidson County, Tennessee, dated September 08, 2010 and recorded on September 30, 2010

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $326,200.00.

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 7 day of August, 2019.

NOTARY PUBLIC
My Commission Expires:
7-2023

Property address: 1719 Cockrill Street, Nashville, TN 37208

Natalyn Faith Kingry Notary Public Gwinnett County, Georgia

True Copy Certification

I, Melissa Woods, 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: Melissa Woods

State of GEORGIA
County of GWINNETT

Personally appeared before me, Kelly Grady, a notary public for this county and state, Melissa Woods, 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)

