Karen Johnson Davidson County
Batch# 271403 DEEDWARR
08/14/2019 10:40:30 AM 5 pgs
Fees: $28.00 Taxes: $859.32
20190814-0081176

This instrument prepared by and (MAIL)
instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Suite 400
Duluth, GA 30096
Tel. 770-497-9100
File No: 175857

Send tax bills to:
SFR JV-1 PROPERTY LLC, A Delaware Limited Liability Company
PO Box 15087
Santa Ana, CA 92735

Name and address of new owner:
SFR JV-1 PROPERTY LLC, A Delaware Limited Liability Company
PO Box 15087
Santa Ana, CA 92735

Map parcel number: 098-01-0-095.00

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 C LLC, a Delaware Limited Liability Company

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

SFR JV-1 PROPERTY 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 1st day of August, 2019, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Opendoor Property C LLC, a Delaware Limited Liability Company
By: OS National LLC

Craig Bowman, Authorized Signer
Pursuant to the terms of the Limited Power of Attorney of record at Instrument #: 201812310126658 in the Register's Office for Davidson County, Tennessee.

STATE OF GEORGIA)
COUNTY OF GWINNETT)

Personally appeared before me, Krista Murphy, a Notary Public in and for said County and State, Craig Bowman, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of August, 2019.

Notary Public

Printed Name: _____

Commission Expires: _____

KRISTA MURPHY NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES JUNE 25, 2021

EXHIBIT A

For Information purposes only - Street Address: 5116 Lana Renee Court, Hermitage, TN 37076

County: Davidson

File Number: 175857

Tax Parcel ID/APN: 098-01-0-095.00

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Roxborough of record in Plat Book 5200, Page 63, 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 Opendoor Property C LLC, a Delaware Limited Liability Company by Warranty deed from Phillip A. Simpson, a single man of record in Instrument No. 20190129-0008361 Register's Office for Davidson County, Tennessee, dated January 23, 2019 and recorded on January 29, 2019. (Value of consideration shown in aforementioned deed $227,600.00.).

Being also known as 5116 Lana Renee Court, Hermitage, Tennessee 37076.

AFFIDAVIT OF VALUE

STATE OF Georgia)

COUNTY OF Gwinnett)

The actual consideration (or value, whichever is greater) for this transfer is $232,250.00.

AFFIANT

Subscribed and sworn to before me, this 1st day of August, 2019.

NOTARY PUBLIC
My Commission Expires:

Property address: 5116 Lana Renee Court, Hermitage, TN 37076

KRISTA MURPHY NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA JUNE 25, 2021

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 GWINNETT COUNTY EXPIRES February 8, 2022