This instrument prepared by:
Opendoor Title, LLC
2170 Satellite Blvd., Ste. 200
Duluth, GA 30097
Tel. 678-281-8900
File Number: OD-NAS-190876

Karen Johnson Davidson County
Batch# 279646 DEEDWARR
09/03/2019 02:46:30 PM 5 pgs
Fees: $28.00 Taxes: $879.86
20190903-0088656

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 C LLC, a Delaware Limited Liability Company
405 Howard St
San Francisco, CA 94105

Name and address of new owner:
Opendoor Property C LLC, a Delaware Limited Liability Company
405 Howard St
San Francisco, CA 94105

Map parcel number: 150-10-0-266.00
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 Nix and Joanna Nix, Husband and Wife

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 28 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.

Michael Nix

Joanna Nix

STATE OF TENNESSEE

COUNTY OF Davidson

On this 28 day of August, 2019, before me personally appeared Michael Nix + Joanna Nix, 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: 3045 Stone Bridge Road, Antioch, TN 37013

COUNTY: Davidson

CLIENT CODE: OD-NAS-190876

TAX PARCEL ID/APN: 150-10-0-266.00

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of 1st Revision to Stonebridge of record in Plat Book 9700, Page 244, Revised in Instrument No. 20060323-0033143 and Surveyor's Certificate of Correction in Instrument No. 20061116-0142499, 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 Mike Nix and Spouse, Jodi Nix by Warranty deed from James Freeman and Spouse, Sandra Freeman of record in Instrument No. 20080310-0024158 Register's Office for Davidson County, Tennessee, dated March 07, 2008 and recorded on March 10, 2008.

Being the same property conveyed to Michael Nix and spouse, Joanna Nix by Quitclaim deed from Mike Nix a/k/a Michael Nix and spouse, Jodi Nix, a/k/a Joanna Nix of record in Instrument No. 20130529-0053940 Register's Office for Davidson County, Tennessee, dated May 22, 2013 and recorded on May 29, 2013.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $237,800.00.

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 30th day of August, 2019.

NOTARY PUBLIC
My Commission Expires:
4/5/22

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

Property address: 3045 Stone Bridge, Antioch, TN 37013

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)

