This instrument prepared by:
Opendoor Title, LLC
2170 Satellite Blvd., Ste. 200
Duluth, GA 30097
Tel. 678-281-8900
File Number: OD-NAS-183775

Karen Johnson Davidson County
Batch# 282369 DEEDWARR
09/09/2019 08:23:30 AM 5 pgs
Fees: $28.00 Taxes: $1,202.50
20190909-0090477

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 Trust I, a Delaware Statutory Trust
405 Howard St. Suite 550, San Francisco, CA 94105

Name and address of new owner:
Opendoor Property Trust I, a Delaware Statutory Trust
405 Howard St. Suite 550, San Francisco, CA 94105

Map parcel number: 098-06-0A-087.00-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,

Michael Brandon Beam and Jessica Leigh Beam, Husband and wife

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

Opendoor Property Trust I, a Delaware Statutory Trust

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 13 day of September, 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 Brandon Beam

Jessica Leigh Beam

STATE OF TENNESSEE

COUNTY OF Wilson

On this 13 day of Sept., 2019, before me personally appeared Michael Brandon Beam & Jessica Leigh Beam, 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: Jana Drury

Commission Expires:

01-29-20

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires January 29, 2020

EXHIBIT A

STREET ADDRESS: 5235 New John Hagar Road, Hermitage, TN 37076

COUNTY: Davidson

CLIENT CODE: OD-NAS-183775

TAX PARCEL ID/APN: 098-06-0A-087.00-CO

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Bridgewater, Phase One, Section B, a Planned Unit Development of record in Plat at Instrument No. 20060425-0046949, corrected by Surveyor's Certificate of Correction of record in Instrument No. 20060608-0067982, 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 Michael Brandon Beam and Jessica Leigh Beam, husband and wife by Warranty deed from Collin M. McCaffrey and Charlene McCaffrey, husband and wife of record in Instrument No. 20120927-0088017 Register's Office for Davidson County, Tennessee, dated September 26, 2012 and recorded on September 27, 2012.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $325,000.00.

AFFIANT Craig Bowman
OS National LLC, a Georgia limited liability company
as Attorney In Fact for Opendoor Property Trust I

Subscribed and sworn to before me, this 16th day of September, 2019.

NOTARY PUBLIC
My Commission Expires:
4/5/22

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

Property address: 5235 New John Hagar Road, Hermitage, TN 37076

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