Karen Johnson Davidson County
Batch# 282642 DEEDWARR
09/09/2019 11:02:30 AM 5 pgs
Fees: $28.00 Taxes: $931.66
20190909-0090772

This instrument prepared by:
Opendoor Title, LLC
2170 Satellite Blvd., Ste. 200
Duluth, GA 30097
Tel. 678-281-8900
File Number: OD-NAS-185939

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. Suite 550, San Francisco, CA 94105
Name and address of new owner:
Opendoor Property C LLC, a Delaware Limited Liability Company
405 Howard St. Suite 550, San Francisco, CA 94105

Map parcel number: 108-15-0A-022.00-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,

Josh Madden and Chelsea Madden, 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.

****Chelsea Madden, wife of grantor, joins in the execution to convey her marital and or Homestead rights, if any, in subject property****

Witness our hand this 23rd 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.

Josh Madden
Josh Madden

Chelsea Madden
Chelsea Madden

STATE OF TENNESSEE

COUNTY OF Davidson

On this 23 day of Aug, 2019, before me personally appeared Josh Madden Chelsea Madden, 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.

Nicole Marina Watts
Notary Public

Printed Name: Nicole Marina Watts

Commission Expires:
7/9/2022

NICOLE MARINA WATTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

STREET ADDRESS: 228 Woodmaker Court, Nashville, TN 37214

COUNTY: Davidson

CLIENT CODE: OD-NAS-185939

TAX PARCEL ID/APN: 108-15-0A-022.00-CO

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Percy Priest Woods Subdivision, Revision of Cheswicke Park P.U.D. of record in Plat Book 9700, Page 384, 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 Josh Madden, unmarried by Warranty deed from John Reding and wife, Rochelle Reding of record in Instrument No. 20120927-0088103 Register's Office for Davidson County, Tennessee, dated September 20, 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 $251,800.00.

_____

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 27th 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: 228 Woodmaker Court, Nashville, TN 37214

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)

