This instrument prepared by:
Opendoor Title, LLC
2170 Satellite Blvd., Ste. 200 Duluth, GA 30097
Tel. 678-281-8900
File Number: OD-NAS-193161

Karen Johnson Davidson County
Batch# 286507 DEEDWARR
09/16/2019 02:11:30 PM 5 pgs
Fees: $28.00 Taxes: $620.86
20190916-0093750

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

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: 164-06-0B-035.00-CO
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,

Wesley W. Montague and Alicia Pereira, Husband and wife

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.

Alicia Pereira, wife of grantor, joins in the execution to convey her marital and or Homestead rights, if any, in subject property.

Witness our hand this 11th 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.

Wesley W. Montague

Alicia Pereira

Alicia Pereira

STATE OF TENNESSEE

COUNTY OF Davidson

On this 11th day of September, 2019, before me personally appeared Wesley W. Montague, Alicia Pereira, 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

STEVEN W NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Printed Name: Steven W. Nordstrom

Commission Expires:

10/17/2021

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $167,800.00.

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 13th day of September, 2019.

NOTARY PUBLIC
My Commission Expires:
4/5/22

Property address: 569 Bradburn Village Circle, Antioch, TN 37013

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

EXHIBIT A

STREET ADDRESS: 569 Bradburn Village Circle, Antioch, TN 37013

COUNTY: Davidson

CLIENT CODE: OD-NAS-193161

TAX PARCEL ID/APN: 164-06-0B-035.00-CO

Land in Davidson County, Tennessee, described as Unit No. 35 of The Townhomes of Bradburn Village, a Horizontal Property Regime located in Antioch, TN, together with Easements as shown on the plat of The Townhomes of Bradburn Village, described in Exhibit "A" and depicted on Exhibit "A-1 ", of the Declaration of Covenants, Conditions & Restrictions recorded in Instrument No. 20060816-0101099 as amended in Instrument No. 20070717-0084884 and Instrument No. 20070817-009853 6, said Register' s Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of The Townhomes of Bradburn Village, contained in the Declaration of Covenants, Conditions & Restrictions recorded in Instrument N0. 200060816-0101099 as amended in Instrument No. 20070717-0084884 and Instrument No. 20070817-0098536, said Register' s Office, and By-Laws appended thereto, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Wesley W. Montague, unmarried by Warranty deed from Beazer Homes Corp., a Tennessee corp., of record in Instrument No. 20090303-0018699 Register's Office for Davidson County, Tennessee, dated February 27, 2009 and recorded on March 03, 2009.

True Copy Certification

I, Meco Tanner, 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: Meco Tanner

State of GEORGIA
County of GWINNETT

Personally appeared before me, Sandra J. Johnson ~~a~~ notary public for this county and state, Meco Tanner, 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)

