This instrument prepared by:
Opendoor Title, LLC
2170 Satellite Blvd., Ste. 200 Duluth, GA 30097
Tel. 678-281-8900
File Number: OD-NAS-194335

Karen Johnson Davidson County
Batch# 292055 DEEDWARR
09/26/2019 03:02:30 PM 5 pgs
Fees: $28.00 Taxes: $739.63
20190926-0098178

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 C LLC, a Delaware Limited Liability Company
405 Howard Street, Suite 550 San Francisco, California 94105 405 Howard Street Suite 550
San Francisco, CA 94105
Name and address of new owner:
Opendoor Property C LLC, a Delaware Limited Liability Company
405 Howard Street, Suite 550 San Francisco, California 94105 405 Howard Street Suite 550
Map parcel number: 064-16-0C-087.00-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,

Angela R. Neal and Michael D. Brooks, 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 19th 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.

Angela R Neal

Michael D. Brooks

STATE OF TENNESSEE

COUNTY OF Davidson

On this 19th day of September, 2019, before me personally appeared Angela Neal Brooks f/k/a Angela R Neal and Michael D Brooks, 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.

Anne Marie Vaughan
Notary Public

Printed Name: Anne Marie Vaughan

Commission Expires:

01/03/23

ANNE MARIE VAUGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $199,900.00.

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 20th day of September, 2019.

NOTARY PUBLIC
My Commission Expires:
4/5/22

Property address: 920 Bexhill Court South, Hermitage, TN 37076

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

EXHIBIT A

STREET ADDRESS: 920 Bexhill South Court, Hermitage, TN 37076

COUNTY: Davidson

CLIENT CODE: OD-NAS-194335

TAX PARCEL ID/APN: 064-16-0C-087.00-CO

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Section Four, Wembley Downs of record in Plat Book 7900, Page 456, 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 Angela R. Neal by Warranty deed from John M. Wilson of record in Instrument No. 20060403-0037636 Register's Office for Davidson County, Tennessee, dated March 29, 2006 and recorded on April 03, 2006.

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)

