This instrument prepared by:
Opendoor Title, LLC
2170 Satellite Blvd., Ste. 200 Duluth, GA 30097
Tel. 678-281-8900
File Number: OD-NAS-202245

Karen Johnson Davidson County
Batch# 317408 DEEDWARR
11/19/2019 12:01:30 PM 5 pgs
Fees: $28.00 Taxes: $1,015.65
20191119-0119361

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
One Post Street Floor 11
San Francisco, CA 94104

Name and address of new owner:
Opendoor Property C LLC, a Delaware Limited Liability Company
One Post Street Floor 11
San Francisco, CA 94104
Map parcel number: 149-15-0A-023.00-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,

Graham P Matthews and Sharon Matthews, 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 12 day of November, 20 19, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Graham P. Matthews
Graham P Matthews

Sharon Matthews
Sharon Matthews

STATE OF TENNESSEE

COUNTY OF Williamson

On this 12th day of Nov, 20 19, before me personally appeared Graham P. Matthews & Sharon Matthews, 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.

Karen R. Campbell
Notary Public

Printed Name: Karen R. Campbell

Commission Expires:
Nov. 8, 2021

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

EXHIBIT A

STREET ADDRESS: 2304 Edencrest Drive, Antioch, TN 37013

COUNTY: Davidson

CLIENT CODE: OD-NAS-202245

TAX PARCEL ID/APN: 149-15-0A-023.00-CO

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Section One, Cambridge Forest R15 Residential P.U.D of record in Plat Book 9700, Page 300, 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 Graham P. Matthews and wife, Sharon Matthews by Warranty deed from Beazer Homes Corp., D/B/A Phillips Builders of record in Book 11678, page 886, Register's Office for Davidson County, Tennessee, dated September 23, 1999 and recorded on September 28, 1999.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $274,500.00.

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 12th day of November, 2019.

NOTARY PUBLIC
My Commission Expires:
4-2-23

Property address: 2304 Edencrest Drive, Antioch, TN 37013

Natalyn Faith Kingry
My commission expires
Notary
Public
07/02/2023
Gwinnett County, Georgia

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)

KELLY L GRADY NOTARY PUBLIC GWINNETT COUNTY, GA EXPIRES JUNE 19, 2020