This instrument prepared by:
Opendoor Title, LLC
2170 Satellite Blvd., Ste. 200 Duluth, GA 30097
Tel. 678-281-8900
File Number: OD-NAS-201365

Karen Johnson Davidson County
Batch# 328193 DEEDWARR
12/11/2019 02:08:30 PM 5 pgs
Fees: $28.00 Taxes: $1,006.40
20191211-0127865

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 TRUST I, a Delaware statutory trust
One Post Street Floor 11
San Francisco, CA 94104

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
One Post Street Floor 11
San Francisco, CA 94104
Map parcel number: 102-03-0-057.00
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,

Roger Andrew Rust II and Bethany S. Rust, 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 9 day of December, 2019, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Roger Andrew Rust II

Roger Andrew Rust II

Bethany S. Rust

Bethany S. Rust

STATE OF TENNESSEE

COUNTY OF Davidson

On this 9 day of December, 2019, before me personally appeared Roger Andrew Rust II & Bethany S. Rust, 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.

Ella K Butler

Notary Public

Printed Name: Ella K. Butler

Commission Expires:

09/07/2020

ELLA K. BUTLER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $272,000.00.

AFFIANT -Jaime Hill

Subscribed and sworn to before me, this 11 day of December, 2019.

NOTARY PUBLIC
My Commission Expires:
7-2-23

Property address: 613 Continental Drive, Nashville, TN 37209

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

EXHIBIT A

STREET ADDRESS: 613 Continental Drive, Nashville, TN 37209

COUNTY: Davidson

CLIENT CODE: OD-NAS-201365

TAX PARCEL ID/APN: 102-03-0-057.00

Land in Davidson County, Tennessee, being Lot No. 1225 on the Plan of Charlotte Park, Section 17 of record in Plat Book 3600, Page 21 and 22, 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 Roger Andrew Rust II and wife, Bethany S. Rust by Warranty deed from Frank R. Silva, a married man of record in Instrument No. 20101221-0101391 Register's Office for Davidson County, Tennessee, dated December 17, 2010 and recorded on December 21, 2010.

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 GWINNETT COUNTY GEORGIA EXPIRES February 8, 2022