This instrument prepared by:
Opendoor Title, LLC
2170 Satellite Blvd., Ste. 200 Duluth, GA 30097
Tel. 678-281-8900
File Number: OD-NAS-202298

Karen Johnson Davidson County
Batch# 358381 DEEDWARR
02/14/2020 10:35:30 AM 5 pgs
Fees: $28.00 Taxes: $1,346.80
20200214-0017108

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
1 Post Street Floor 11
San Francisco, CA 94104

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
1 Post Street Floor 11
San Francisco, CA 94104
Map parcel number: 097-02-0A-618.00-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,

Karen Thompson Miles, F/K/A Karen Thompson and Daniel Miles, 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 5 day of February, 2020, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Karen Thompson Miles fka Karen Thompson
Karen Thompson Miles F/K/A Karen Thompson

Daniel Miles

STATE OF TENNESSEE

COUNTY OF Davidson

On this 5 day of February, 2020, before me personally appeared ~~Karen Thompson~~ F/K/A Karen Thompson + Daniel Miles, 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 Thompson Miles

Ella K. Butler
Notary Public

Printed Name: Ella K. Butler

Commission Expires:

09/07/2020

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

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $364,000.00.

AFFIANT -Jaime Hill
OS National LLC, a Georgia limited liability company

Subscribed and sworn to before me, this 7th day of February, 2020.

NOTARY PUBLIC
My Commission Expires:
7-2-23

Property address: 2868 Whitebirch Drive, Hermitage, TN 37076

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

Exhibit "A"

STREET ADDRESS: 2868 Whitebirch Drive, Hermitage, TN 37076

COUNTY: Davidson

CLIENT CODE: OD-NAS-202298

TAX PARCEL ID/APN: 097-02-0A-618.00-CO

Land in Davidson County, Tennessee, being Lot No. 618 on the Plan of Final Plat, Villages of Riverwood, Section One, Phase 5B of record in Plat at Instrument No. 20161215-0131509, 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 Karen Thompson and Daniel Miles, wife and husband by Warranty deed from Beazer Homes, LLC, a Delaware Limited Liability Company, successor in interest to Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20170821-0085358 Register's Office for Davidson County, Tennessee, dated August 18, 2017 and recorded on August 21, 2017.

Certificate of Authenticity

I, Lyn Thomas, do hereby make oath that I am a licensed attorney and/or 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

State of Georgia

County of Gwinnett

Personally appeared before me, Lyn Thomas, who acknowledges that this certification of an electric document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-21-22
Notary's Seal:

MELANIE BIBB
Notary Public - Georgia
Gwinnett County
Expires 03/21/2022