Karen Johnson Davidson County
Batch# 371120 DEEDWARR
03/11/2020 01:05:30 PM 5 pgs
Fees: $28.00 Taxes: $545.75
20200311-0027419

This instrument prepared by:
Opendoor Title, LLC
2170 Satellite Blvd., Ste. 200 Duluth, GA 30097
Tel. 678-281-8900
File Number: OD-NAS-212978

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 St. Floor 11
San Francisco, CA 94104

**Name and address of new owner:**
Opendoor Property Trust I, a Delaware statutory trust
1 Post St. Floor 11
San Francisco, CA 94104
Map parcel number: 121-04-0A-013.00-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,

**Jerry W. Crosslin, a married man, joined by his wife, Lee Ann Smith**
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 20 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.

Jerry W. Crosslin

Lee Ann Smith

**STATE OF TENNESSEE**

**COUNTY OF** Davidson

On this 20 day of February, 2020, before me personally appeared Jerry W. Crosslin Lee ann Smith, 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
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 $147,500.00.

AFFIANT -Jaime Hill

Subscribed and sworn to before me, this 21 day of February, 2020.

NOTARY PUBLIC
My Commission Expires:
7-2-23

Property address: 513 Williamsburg Drive, Nashville, TN 37214

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

Exhibit "A"

STREET ADDRESS: 513 Williamsburg Drive, Nashville, TN 37214

COUNTY: Davidson

CLIENT CODE: OD-NAS-212978

TAX PARCEL ID/APN: 121-04-0A-013.00-CO

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain condominium unit located in Davidson County, Tennessee, being Unit No. 513 on the plan of Phase 1 of Williamsburg Condominiums, of record in Book 6900, Page 193, as amended in Book 7152, Page 916, in the Register's Office for Davidson County, Tennessee, Together with an undivided interest in the common elements as set forth in the Master Deed and By-Laws, of record in Book 7114, Page 443, as amended, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jerry W. Crosslin, unmarried man by Warranty deed from Susanna D. Scott, unmarried of record in Instrument No. 20150311-0020902 Register's Office for Davidson County, Tennessee, dated March 09, 2015 and recorded on March 11, 2015.

Certificate of Authenticity

I, Cynthia Brown, 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.

Cynthia Brown
Signature
Cynthia Brown

State of Georgia

County of Gwinnett

Personally appeared before me, Cynthia Brown, 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