This instrument prepared by:
OS National, LLC
3097 Satellite Blvd., Duluth, GA 30096
Tel. 678-281-8900
File Number: 223119

Karen Johnson Davidson County
Batch# 441683 DEEDWARR
07/21/2020 01:51:30 PM 5 pgs
Fees: $28.00 Taxes: $981.98
20200721-0080114

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 Fl 11
San Francisco, CA 94104

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
1 Post St Fl 11
San Francisco, CA 94104
Map parcel number: 041-03-0A-100.00-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,

Heather N. Willoughby NKA Heather N. Keller, and her husband Robert Joseph Keller

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 15 day of July, 20 20, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Heather Willoughby Keller

Heather Willoughby Keller

Robert Joseph Keller

Robert Joseph Keller

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 15 day of July, 20 20, before me personally appeared HEATHER WILLOUGHBY and Robert Keller, 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.

Notary Public

Printed Name: Christopher Petersen

Commission Expires:

NOV 8 2022

CHRISTOPHER PETERSEN
MY COMM. EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
NOV. 8, 2022
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $265,400.00

AFFIANT -Ralph Tune
OS National LLC, a Georgia limited liability company

Subscribed and sworn to before me, this 17th day of July, 2020.

NOTARY PUBLIC
My Commission Expires

KRISTA MURPHY
Gwinnett County
My Commission Expires
June 25, 2021

Property address: 1289 Goodmorning Drive, Nashville, TN 37207

EXHIBIT A

For Information purposes only - Street Address: 1289 Goodmorning Drive, Nashville, TN 37207

County: Davidson

File Number: 223119

Tax Parcel ID/APN: 041-03-0A-100.00-CO

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Final Plat, Section Two, Vantage Pointe (Formerly North Forty) "A Cluster Lot Subdivision" of record in Instrument No. 20060406-0040015, 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 Heather N. Willoughby, an unmarried woman by Warranty deed from Idella M. Lawrence, Trustee of The Music City Lands Trust of record in Instrument No. 20160322-0027048 Register's Office for Davidson County, Tennessee, dated March 18, 2016 and recorded on March 22, 2016.

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