Karen Johnson Davidson County
Batch# 294621 DEEDWARR
10/02/2019 11:34:57 AM 4 pgs
Fees: $23.00 Taxes: $447.70
20191002-0100580

CloseTrak
Closing & Title Services

WARRANTY DEED

THIS INDENTURE, made and entered into this 4th day of September, 2019 by and between

James H. Cox and Susan M. Cox, Husband and Wife, hereinafter called Grantor, and

WO SFR, LLC, a Tennessee Limited Liability Company hereinafter called Grantee.

WITNESSETH: That for and in consideration of ten dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

See attached Exhibit "A" for legal description

This conveyance is made subject to all subdivision restrictions, building lines, easements, zoning and planning ordinances, and other municipal regulations including those of record in ;all in said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs, and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee, and

And that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.

The words "Grantor" and "Grantee" shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor the day and year first above written.

James H. Cox

Susan M. Cox

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James H. Cox and Susan M. Cox** to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he, she or they executed the same as his, her or their free act and deed.

WITNESS my hand and notarial seal at office this the 7th day of September, 2019.

My commission expires: 3-7-2023

Notary Public

JON J. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 7, 2023

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $121,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 7th day of Sept, 2019.

My Commission Expires:

Notary Public

JON J. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 7, 2023

Owner's Mailing Address:
WO SFR, LLC
6000 Poplar Ave #250
Memphis, TN 38119

Property Address:
185 Becklea Drive
Madison, TN 37115

Person responsible for the payment of taxes:
WO SFR, LLC
6000 Poplar Ave #250
Memphis, TN 38119

File Number: AM-19-12021

Prepared By and Return To:
CloseTrak, LLC
8099 Stage Hills Boulevard, #101
Bartlett, TN 38133

STATE OF Tennessee
COUNTY OF Davidson

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Notary Public

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STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 7, 2023

STATE OF TENNESSEE
COUNTY OF SHELBY

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Affiant

Subscribed and sworn to before me this the 7th day of September, 2019

Notary Public

My Commission Expires:

APRIL MCDOWELL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Owner's Mailing Address:
WO SFR, LLC
6000 Poplar Ave #250
Memphis, TN 38119

Property Address:
185 Becklea Drive
Madison, TN 37115

Person responsible for the payment of taxes:
WO SFR, LLC
6000 Poplar Ave #250
Memphis, TN 38119

File Number: AM-19-12021

Prepared By and Return To:
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8099 Stage Hills Boulevard, #101
Bartlett, TN 38133

EXHIBIT "A"

Land situated in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 254 on the Plan of Madison Park, Section 8, of record in Book 4300, page 117, Register's Office for said County, described as follows:

Said Lot No. 254, being a corner lot, fronts 92.3 feet on the southerly margin of Becklea Drive and 75 feet on the westerly margin of May Drive, said frontages being joined by a curve of 39.27 feet; and extends back 117.28 feet on the southerly line and 100 feet on the westerly line, to a point.

Being the same property conveyed to James H. Cox, and wife Susan M. Cox by Warranty Deed of record in Book 7947, page 234, in the Register's Office of Davidson County, Tennessee.

Tax Parcel Number: 043-10-0-095