Instrument Prepared by:
Apperson Crump, PLC
6000 Poplar Avenue – Suite 150
Memphis, TN 38119
File Number: AC19090143KW

After Recording Return To:
Apperson Crump
6000 Poplar Avenue
Suite 150
Memphis, TN 38119

Karen Johnson Davidson County
Batch# 318478 DEEDWARR
11/22/2019 11:11:19 AM 4 pgs
Fees: $23.00 Taxes: $481.00
20191122-0120873

Warranty Deed

THIS INDENTURE made and entered into as of this 29th day of October, 2019, by and between William F. Piper and Burnease P. Kilgo, (henceforth referred to as "Grantor"), and WO SFR, LLC, a Limited Liability Company, (henceforth referred to as "Grantee"), * unmarried * Tennessee

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and grant all of its interest in the following described real estate situated and being in Davidson County, Tennessee

Land in Davidson County, Tennessee, being the east 50 feet of the west 320 feet of Lot No. 3 on the Map of the Subdivision of Lot No. 6 of the William White Lands, as of record in Plat Book 32, Page 78, Register's Office of Davidson County, Tennessee, to which plan reference is here made for a complete description thereof.

Being the same property conveyed to William F. Piper and Burnease P. Kilgo, as joint tenants with right of survivorship byWarranty Deed dated November 9, 2000 from Aubrey Hiam, recorded November 6, 2000, in Instrument Number 20001106-0110064, in the Official Records of Davidson County, Tennessee.

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 said Grantee, his, her, its, successors and assigns in fee simple forever.

And the Grantor does hereby covenant with the said Grantee that he, she, they, it is lawfully seized in fee of the aforedescribed real estate; that Grantor has a good right to sell and convey the same; that the same is unencumbered except for the following: 2020 Davidson County taxes, being liens not yet due and payable. Zoning and Subdivision regulations and health department regulations in effect for Davidson County. Subdivision Restrictions, Building Lines and Easements of record in Plat Book 32, Page 78, in the Register's Office of Davidson County,

TN. And that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

In Witness Whereof, the said, Grantor(s), has executed this instrument this 29th day of October, 2019.

✓ William F Piper
William F. Piper

✓ Burnease P Kilgo By William Fred Piper AIF
Burnease P. Kilgo by William Fred Piper, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF ~~SHELB~~Y Montgomery

On this 29th day of October, 2019, before me personally appeared William F. Piper and ~~William Fred Piper,~~ 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's (or persons') free act and deed.

Witness my hand, at office, this 29th day of October, 2019.

Notary Signature
My commission expires: 03/16/2022

BRIAN HARLIN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF Tennessee
COUNTY OF Montgomery

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared William Fred Piper, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Power of Attorney of Burnease P. Kilgo, the within named bargainor, and that he as such Power of Attorney being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of Burnease P. Kilgo by himself as such Power of Attorney.

WITNESS my hand and Notarial Seal at office this 29 day of Oct., 2019.



Notary Public

My Commission Expires:

03/16/2022

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State of Tennessee WPG
County of ~~Shelby~~ Montgomery

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 $130,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

William F Pyper
Affiant

Subscribed and sworn to before me this 29th day of October, 2019.

Notary Public

My Commission Expires: 03/16/2020

BRIAN HARLIN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

New Owner's Name & Address:

WO SFR, LLC
6000 Poplar, Suite 250
Memphis, TN 38119

Mail Tax Bills to:

WO SFR, LLC
6000 Poplar, Suite 250
Memphis, TN 38119

WO SFR, LLC
6000 Poplar, Suite 250
Memphis, TN 38119

Property Address(es):
305 A Edith Avenue, Nashville, TN 37207

Tax Parcel ID #(s):
07111007800