Instrument Prepared by:
Apperson Crump, PLC
6000 Poplar Avenue – Suite 150
Memphis, TN 38119
File Number: AC19110147KW

After Recording Return To:
Ruby Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 330618 DEEDWARR
12/16/2019 03:58:28 PM 3 pgs
Fees: $18.00 Taxes: $575.35
20191216-0129716

Warranty Deed

THIS INDENTURE made and entered into as of this 10th day of December, 2019, by and between WO SFR, LLC, a Tennessee Limited Liability Company, (henceforth referred to as "Grantor"), and PM Investment Group, LLC, a Tennessee Limited Liability Company (henceforth referred to as "Grantee"),

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 Book 332, Page 78, Register's Office of Davidson County, Tennessee, to which plan reference is here made for a complete description thereof.

The legal description in the Warranty Deed of record in the Register's Office of Davidson County, Tennessee at Instrument No. 20191122-0120873 mistakenly recited "Plat Book 32, Page 78", rather than the correct "Book 332, Page 78." The above legal description corrects this error.

Being the same property conveyed to WO SFR, LLC, a Tennessee Limited Liability Company by Warranty Deed dated October 29, 2019 from William F. Piper, unmarried and Burnease P. Kilgo, unmarried, recorded November 22, 2019, in Instrument Number 20191122-0120783, 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. Subdivision Restrictions, Building Lines and Easements of record in Book 332, Page 78, in the Register's Office of Davidson County, Tennessee. Easement of record at Book 4139, Page 136 in the aforesaid Register's Office.

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 10th day of December, 2019.

WO SFR, LLC, a Tennessee Limited Liability Company

By: _____

Kay Wheeler, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, Michael A. Fearnley of the state and county mentioned, personally appeared Kay Wheeler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signatory of WO SFR, LLC, the within named bargainor, a Limited Liability Company, and that such Kay Wheeler as such Authorized Signatory, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signatory.

Witness my hand and seal, at office in TN., this 10th day of December, 2019.

_____

Notary Signature

Printed Name: _____

My commission expires: _____

MICHAELA FEARNLEY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Exp. 11/21/2021

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State of Tennessee
County of Davidson

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 $155,500.00 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 10th day of December, 2019.

Notary Public

My Commission Expires:

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

New Owner's Name & Address:
PM Investment Group LLC
3868 Central Pike #617
Hermitage, TN 37076

Mail Tax Bills to:

PM Investment Group LLC
3868 Central Pike #617
Hermitage, TN 37076

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

Tax Parcel ID #(s):
071 11 0 078.00