Instrument Prepared by:
Apperson Crump, PLC
6000 Poplar Avenue – Suite 150
Memphis, TN 38119
File Number: AC20020079KW

After Recording Return To:
Freedom Title
109 Hazel Path
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 365737 DEEDWARR
03/02/2020 12:20:21 PM 3 pgs
Fees: $18.00 Taxes: $536.50
20200302-0023095

Warranty Deed

THIS INDENTURE made and entered into as of this 25th day of February, 2020, by and between WO SFR, LLC, a Tennessee Limited Liability Company, (henceforth referred to as "Grantor"), and Eric Allison, (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 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 WO SFR, LLC, a Tennessee Limited Liability Company by Warranty Deed dated September 10, 2019 from James H. Cox and Susan M. Cox, husband and wife, recorded October 2, 2019, in Instrument Number 201910020100580, 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 a lien not yet due and payable. Subdivision Restrictions, Building Lines

and Easements of record in Book 4300, Page 117, in the Register's Office of Davidson County, Tennessee.

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 25th day of February, 2020.

WO SFR, LLC, a Tennessee Limited Liability Company

By: _____
Kay Wheeler, Authorized Signer

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 Signer of WO SFR, LLC, the within named bargainor, a Limited Liability Company, and that such Kay Wheeler as such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signer.

Witness my hand and seal, at office in TN, this 25th day of February, 2020.

_____
Notary Signature

Printed Name: Michael A. Fearnley

My commission expires: _____

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

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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 $145,000.00 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 25 day of February, 2020.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
LINDA KAY WHEELER
My Commission Expires Mar. 30, 2020

New Owner's Name & Address:

Eric Allison
P.O. Box 1602
White House, TN 37188

Mail Tax Bills to:
Eric Allison
P.O. Box 1602
White House, TN 37188

Property Address(es):
185 Becklea Drive, Nashville, TN 37115

Tax Parcel ID #(s):
043-10-0-095