Instrument Prepared by:
Apperson Crump, PLC
6000 Poplar Avenue – Suite 150
Memphis, TN 38119
File Number: AC20040090KW

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

Karen Johnson Davidson County
Batch# 407377 DEEDWARR
05/29/2020 09:01:14 AM 3 pgs
Fees: $18.00 Taxes: $584.60
20200529-0055407

Warranty Deed

THIS INDENTURE made and entered into as of this 8th day of May, 2020, by and between Herschel Bruce Maxwell and Evon Maxwell, a married couple, (henceforth referred to as "Grantor"), and WO SFR, 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 the fifth Civil District of Davidson County, Tennessee~ described as follows:

Beginning on the easterly margin of Taylor Road at the northwest comer of the property conveyed to Robert Taylor, as of record in Book 2279, Page 454, said Register's Office; thence with Taylor's northern boundary line easterly 150 feet; thence northerly 108 feet to the southerly margin of the 20-foot road; thence along said road westerly 150 feet to the easterly margin of Taylor Road; thence with the same southerly 100 feet to the beginning.

TOGETHER with an easement for ingress and egress over a tract of land lying north and east of and adjacent to the above described tract, said tract being the remainder of the property conveyed to Henry Chester Maxwell and wife, Flora Maxwell by deed from William O. Lee, Trustee, of record in Book 2748, Page 11, said Register's Office.

Being the same property conveyed to Herschel Bruce Maxwell and wife, Evon Maxwell by Warranty Deed dated December 27, 1978 from H.C. Maxwell and wife, Flora Maxwell, recorded January 2, 1979, in Book 5380, Page 544, 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 Metropolitan taxes, being liens not yet due and payable.

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 8th day of May, 2020.

Herschel Bruce Maxwell

Evon Maxwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of May, 2020, before me personally appeared Herschel Bruce Maxwell and Evon Maxwell, 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 8th day of May, 2020.

Notary Signature
My commission expires:

My Commission Expires
June 21, 2020

CARLOS ROBERTO BERRIOS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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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 $158,000.00 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 8 day of May, 2020.

Notary Public

My Commission Expires: _____

LINDA KAY WHEELER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/28/2024
SHELBY COUNTY

New Owner's Name & Address:

WO SFR, LLC
5400 Poplar Ave
Suite 210
Memphis, TN 38119

Mail Tax Bills to:

WO SFR, LLC
5400 Poplar Ave
Suite 210
Memphis, TN 38119

Property Address(es):
4406 Taylor Road, Nashville, TN 37211

Tax Parcel ID #(s):
147-08-0-169