Karen Johnson Davidson County
Batch# 434652 DEEDWARR
07/10/2020 09:49:27 AM 3 pgs
Fees: $18.00 Taxes: $623.64
20200710-0075240

Instrument Prepared by:
Apperson Crump, PLC
6000 Poplar Avenue – Suite 150
Memphis, TN 38119
File Number: AC20050004KW

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

Warranty Deed

THIS INDENTURE made and entered into as of this 19th day of June, 2020, by and between Robert Grignon and Devonie Grignon, 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
:
:
Lot 45, Block B, Revised Map of Rainbow Terrace Subdivision, as shown on plat of record in Book 1130, Page 85, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert Grignon and wife, Devonie Grignon by Special Warranty Deed dated July 3, 2007 from HSBC Bank USA, National Association as Trustee for Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-FM2, recorded July 17, 2007, in Instrument Number 20070717-0085132, 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 City of Nashville taxes and 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 Book 1130, Page 85 and Book 843, Page 9, 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 19th day of June, 2020.

Robert Grignon by Matthew Bradsher AIF

Robert Grignon by Matthew Bradsher, Attorney-In-Fact

Devonie Grignon by Matthew Bradsher AIF

Devonie Grignon by Matthew Bradsher, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 19th day of June, 2020, before me personally appeared Matthew Bradsher, Attorney-In-Fact for Robert Grignon to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person as Attorney-In-Fact for Robert Grignon (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of June, 2020.

Notary Signature
My commission expires:

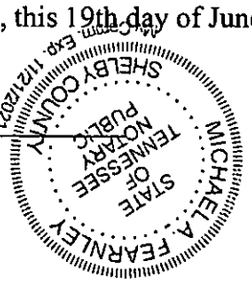


STATE OF TENNESSEE
COUNTY OF SHELBY

On this 19th day of June, 2020, before me personally appeared Matthew Bradsher, Attorney-In-Fact for Devonie Grignon to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person as Attorney-In-Fact for Devonie Grignon (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of June, 2020.

Notary Signature
My commission expires:



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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 $168,550.00 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 11 day of June, 2020.

Notary Public

My Commission Expires: _____

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

New Owner's Name & Address:

WO SFR, LLC
5400 Poplar, Suite 210
Memphis, Tn. 38119
KW

Mail Tax Bills to:
Wo Sfr LLC
5400 Poplar, Suite 210
Memphis Tn. 38119

Property Address(es):
501 Lanier Drive, Nashville, TN 37115

Tax Parcel ID #(s):
052-02-0-127