Instrument Prepared by:
Apperson Crump, PLC
6000 Poplar Avenue – Suite 150
Memphis, TN 38119
File Number: AC20080315KW

After Recording Return To:
Escrow Services of Tennessee
810 Crescent Centre Drive
110
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 488553 DEEDWARR
10/02/2020 01:50:30 PM 4 pgs
Fees: $23.00 Taxes: $773.30
20201002-0114295

Warranty Deed

THIS INDENTURE made and entered into as of this 30th day of September, 2020, by and between WO SFR LLC, a Tennessee Limited Liability Company, (henceforth referred to as "Grantor"), and Aarthy Scrinivasan, married (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 WO SFR LLC, a Tennessee Limited Liability Company by Warranty Deed dated June 19, 2020 from Robert Grignon and Devonie Grignon, a married couple, recorded July 10, 0202, in Instrument Number 20200710-0075240, 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. 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 30th day of September, 2020.

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 30th day of September, 2020.

_____
Notary Signature

Printed Name: _____

My commission expires: _____

MICHAEL A. FEARNLEY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 11-21-2021

****

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 $209,000.00 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 __ day of September, 2020.

Notary Public

My Commission Expires: 4.13.2022

LORI C. WARREN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

New Owner's Name & Address:

Aarthy Scrinivasan
2147 Burns Street
Nashville, TN 37216

Mail Tax Bills to:
-SAME AS NEW OWNER-

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

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

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

