Instrument Prepared by:
Apperson Crump, PLC
6000 Poplar Avenue – Suite 150
Memphis, TN 38119
File Number: AC20110189KW

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

Karen Johnson Davidson County
Batch# 547376 DEEDWARR
01/05/2021 01:36:39 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20210105-0001694

Warranty Deed

THIS INDENTURE made and entered into as of this 8th day of December, 2020, by and between Ronald Martin, a single person, (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 Davidson County, Tennessee, being Lot No. 316, on the Resubdivision of Lot 316, Edge-O-Lakes, Section 7, as shown on plat of record in Book 4060, Page 5, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Ronald L. Martin, an unmarried man by Warranty Deed dated October 8, 2013 from Brenn R. Sinks, unmarried, recorded October 10, 2013, in Instrument Number 20131010-0106464, 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: 2021 Davidson County taxes, being a lien not yet due and payable. Subdivision Restrictions, Building Lines and Easements of record in Book 4060, Page 5 and Book 3700, Page 79, 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 8th day of December, 2020.

Ronald Martin

STATE OF TENNESSEE
COUNTY OF Davidson

On this 8th day of December, 2020, before me personally appeared Ronald Martin, 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 December, 2020.

Notary Signature
My commission expires:

My Commission Expires
May 3, 2021

MELVA D COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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State of Tennessee
County of ~~Shelby~~ 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 $190,000.00 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 8th day of December, 2020.

Notary Public

My Commission Expires: ~~My Commission Expires~~ May 3, 2021

MELVA D COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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):
268 Sailboat Drive, Nashville, TN 37217

Tax Parcel ID #(s):
149-04-0-126