THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210937458

Return to: Apperson Crump PLC
6000 Poplar Avenue - Suite 150
Memphis, TN 38119
File #: HC21090205KW

Karen Johnson Davidson County
Batch# 738825 DEEDWARR
10/18/2021 02:54:25 PM 2 pgs
Fees: $13.00 Taxes: $795.50
20211018-0139772

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Shelby)

The actual consideration or value, whichever is greater, for this transfer is: $215,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of October, 2021.

Notary Public
My Commission Expires: 01-28-2024

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
WO SFR LLC 5400 Poplar Ave Ste 210 Memphis, TN 38119	New Owner **WO SFR LLC** **5400 POPLAR AVE SUITE 210** **MEMPHIS, TN 38119**	Tax Parcel ID No. 073 01 0 054.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles G. Petty and Janie Lee Petty, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **WO SFR LLC, a Tennessee Limited Liability Company,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lying and being land in Davidson County, Tennessee and being part of Lot No. 16 on the block "H" on the Country Club Estates, as of record in Book 843, Page 95, in the Register's Office of Davidson County, Tennessee and described according to a copy of a survey made by T. R. Sanford, dated April 15, 1947, and being more particularly described as follows:

Beginning at a point in the Westerly margin of Williams Ferry Road, at the corner of Lot No.'s 15 and I6; thence with the line between said Lots, Westerly 95 feet to the corner of said lots and of Lots No.'s 2 and 3; thence with the line between Lots No. 2 and 16, Northerly 100 feet to an iron pin being the Southeast corner of Lot No. 17; thence Easterly 44.8 feet to the Westerly margin of Williams Ferry Road, said point being 70.85 feet Southeasterly from the Northerly corner of Lot No. 16 as measured along the margin of Williams Ferry Road; thence with the margin of said Road, Southeasterly 64.15 feet to an iron pin at a turn in said road, and continuing with said road, Southerly 49.3 feet to the point of beginning.

Being the same property conveyed to Charles G. Petty and wife, Janie Lee Petty, by Warranty Deed from Lorelle H. McGhee, a widow, of record in Instrument No. 20050705-0076540, in the Register's Office of Davidson County, Tennessee, dated June 30, 2005 and recorded on July 05, 2005.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Country Club Estates, as recorded in Plat Book 843, Page(s) 95.

This is improved property located at 1706 Riverwood Drive Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of October, 2021.

Charles G. Petty

Janie Lee Petty

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles G. Petty and Janie Lee Petty, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of October, 2021.

Notary Public
My Commission Expires: 12-8-2024

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2024