Karen Johnson Davidson County
Batch# 377856 DEEDWARR
03/26/2020 01:21:30 PM 6 pgs
Fees: $33.00 Taxes: $2,024.10
20200326-0033039

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**RECORDING REQUESTED BY AND WHEN RECORDED, MAIL TO:**
BCHH, Inc.
181 Montour Run Road
Coraopolis, PA 15108

**MAIL TAX STATEMENTS TO:**
BAF 1, LLC
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

**TAX PARCEL ID(S):**
181-03-0A-080.00
181-03-0A-183.00

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

## LIMITED WARRANTY DEED

**THIS INDENTURE**, made this 17th day of March, 2020, by and between **PROGRESS RESIDENTIAL EXCHANGE BORROWER, LLC, a Delaware limited liability company**, whose post office address is *PO Box 4090, Scottsdale, AZ 85260.* as party of the first part (hereinafter called "Grantor"),

**AND**

**BAF 1, LLC**, whose post office address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746*, as part of the second part (hereinafter called "Grantee"; the words "Grantor" and "Grantee" to include their respective successors and assigns where the context requires or permits);

**W I T N E S S E T H, that:**

**GRANTOR**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, alienated, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee, all that tract or parcel of land lying and being in Davidson County, Tennessee, being more particularly described on Exhibit "A" attached hereto and by this reference made a part, together with all improvements thereon and appurtenances thereto (hereinafter referred to as the "Property").

**TO HAVE AND TO HOLD** the Property with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any way appertaining, to the only proper use, benefit and behoof of the Grantee forever in FEE SIMPLE.

**AND GRANTOR** will warrant and forever defend the right and title to the Property unto Grantee against the claims of all persons claiming by, under, or through Grantor, subject to those certain matters described on Exhibit "B" attached hereto and made a part hereof.

**IN WITNESS WHEREOF**, Grantor has caused this Limited Warranty Deed to be signed and sealed on its behalf as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Unofficial Witness

**PROGRESS RESIDENTIAL EXCHANGE BORROWER, LLC, a Delaware limited liability company**

By: _____
Name: **Travis Chester**
Title: **CFO and Authorized Signatory**

**STATE OF** Arizona )
) **ss.**
**COUNTY OF** Maricopa )

**ACKNOWLEDGMENT**

I, Heidi McCarthy, a Notary Public of Maricopa County, State of Arizona, certify that Travis Chester personally came before me this day and acknowledged that he is the CFO and Authorized Signatory for PROGRESS RESIDENTIAL EXCHANGE BORROWER, LLC, a Delaware limited liability company, and that he, in such capacity, being authorized to do so, executed the foregoing instrument on behalf of said company.

Witness my hand and official seal, this 17th day of March, 2020.

Heidi McCarthy
Notary Public
My Commission Expires:

HEIDI M MCCARTHY
Notary Public - Arizona
Maricopa County
Commission # 554413
My Comm. Expires Sep 18, 2022

*This Instrument Prepared By:*
***Jay A. Rosenberg, Esq.***
***Member Tennessee Bar***
***Rosenberg LPA, Attorneys At Law***
***3805 Edwards Road, Suite 550***
***Cincinnati, Ohio 45209***
***Phone: (513) 247-9605***
***Fax: (866) 611-0170.***

New Owner Name and Address to:

**BAF 1, LLC**
**5001 Plaza on the Lake**
**Suite 200**
**Austin, TX 78746**

Property Address:

***6128 Tuckaleechee Ln, Antioch, TN 37013***
***7205 Santeelah Way, Antioch, TN 37013***

Tax Parcel ID:

***181-03-0A-080.00***
***181-03-0A-183.00***

I/We hereby swear or affirm that, to the best of Affiant's knowledge, information and belief, the actual value or consideration for this transfer, whichever is greater, is:

**$547,054.00**

AFFIANT:

**BAF 1, LLC**

By: **Main Street Renewal LLC**
Its: **Authorized Signor**

By: _____
**Alyson Cimino**
Its: **Closing Supervisor**

_____
(Signature of Notary Public)

**Brandon Wilson**
(Print Name of Notary Public)

NOTARY PUBLIC in and for the State and County aforesaid.

**01/06/2024**
My Commission Expires

**132301061**
Commission No.

BRANDON WILSON
Notary ID #132301061
My Commission Expires
January 6, 2024

**Schedule "A"**
**Legal Description(s)**

***TRACT 1:***

BEING Lot 80 on the plan of INDIAN CREEK ESTATES, OLD HICKORY BLVD, SECTION TWO, of record at Plat Book 9700, Page 558, 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 Grantor by deed recorded 08/23/2019 at Instrument No. 20190823-0084977, in the Register's Office of Davidson County, Tennessee.

**COMMONLY KNOWN AS:** 6128 Tuckaleechee Ln, Antioch, TN 37013
**PARCEL ID:** 181-03-0A-080.00
**TITLE FILE NO:** PREB-TN-01

***TRACT 2:***

BEING Lot 183 on the plan of INDIAN CREEK ESTATES, OLD HICKORY BLVD, SECTION THREE, of record at Plat Book 9700, Page 817, 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 Grantor by deed recorded 08/23/2019 at Instrument No. 20190823-0084977, in the Register's Office of Davidson County, Tennessee.

**COMMONLY KNOWN AS:** 7205 Santeelah Way, Antioch, TN 37013
**PARCEL ID:** 181-03-0A-183.00
**TITLE FILE NO:** PREB-TN-02

**Schedule "B"**
**Permitted Exception(s)**

***AS TO TRACT 1 (6128 TUCKALEECHEE LN, ANTIOCH, TN 37013) ONLY:***

1. All matters as referenced on the map(s)/plat(s) recorded at Plat Book 9700, Page 558, in the Register's Office of Davidson County, Tennessee.

2. Covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 10752, Page 553, Book 10919, Page 327, Book 11033, Page 509 and Book 11031, Page 79, in the Register's Office of Davidson County, Tennessee.

3. Easement(s) as set forth in instrument(s) recorded at Book 6549, Page 403, in the Register's Office of Davidson County, Tennessee.

4. Agreement(s) as set forth in instrument(s) recorded at Book 10729, Page 380, in the Register's Office of Davidson County, Tennessee.

5. Conveyance(s) of Common Area(s) and/or Facility(ies) as set forth in instrument(s) recorded in Book 11033, Page 519, in the Register's Office of Davidson County, Tennessee.

***AS TO TRACT 2 (7205 SANTEELAH WAY, ANTIOCH, TN 37013) ONLY:***

1. All matters as referenced on the map(s)/plat(s) recorded at Plat Book 9700, Page 817, in the Register's Office of Davidson County, Tennessee.

2. Covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 10752, Page 553, Book 11033, Page 509 and Book 11031, Page 79, in the Register's Office of Davidson County, Tennessee.

3. Easement(s) as set forth in instrument(s) recorded at Book 6549, Page 403, in the Register's Office of Davidson County, Tennessee.

4. Agreement(s) as set forth in instrument(s) recorded at Book 10729, Page 380, in the Register's Office of Davidson County, Tennessee.

# True Copy Certification

I, MICHAEL KRIVOSKI, 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.

Signature

State of PENNSYLVANIA

County of ALLEGHENY

* HEATHER L REVAY

Personally appeared before me,*[Name of Notary], a notary public for this county and state, **[name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

** MICHAEL KRIVOSKI

Heather L. Revay

Notary's Signature

My Commission Expires: 4-11-2022

Notary' Seal (if on paper)

Commonwealth of Pennsylvania – Notary Seal
Heather L. Revay, Notary Public
Allegheny County
My Commission Expires April 11, 2022
Commission Number 1331166