Karen Johnson Davidson County
Batch# 422979 DEEDWARRSP
06/22/2020 12:26:30 PM 7 pgs
Fees: $38.00 Taxes: $4,188.94
20200622-0066666

SPACE ABOVE THIS LINE FOR RECORDER'S USE

REQUESTED BY/RETURN TO:
BCHH, Inc. c/o Bradley Cianni
181 Montour Run Road
Coraopolis, PA 15108
P: 412-465-3549

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

THIS INSTRUMENT PREPARED BY:
Jay A. Rosenberg, Esq., Member Tennessee Bar
Rosenberg LPA, Attorneys At Law
3805 Edwards Rd, Ste 550, Cincinnati, OH 45209
Phone: (513) 247-9605; Fax: (866) 611-0170

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 18th day of June, 2020, is made and entered into by and between **US SFE ASSET COMPANY 3, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("Grantor"), and **BAF ASSETS, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("*Grantee*").

GRANTOR, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys, with covenants of special warranty, unto Grantee, the following real property lying and being in the County of Davidson, in the State of Tennessee, to-wit:

[See attached Schedule "A" – Legal Description(s)]

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

SUBJECT TO all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; rights of tenants in possession; and the Permitted Exceptions identified on Schedule "B" attached hereto.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

GRANTOR will warrant and defend against all lawful claims of all persons claiming by, through or under Grantor, and no others.

[Signature Page Follows]

EXECUTED by the undersigned this 4th day of June, 2020.

GRANTOR:

US SFE ASSET COMPANY 3, LLC

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

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

STATE OF TEXAS }
COUNTY OF TRAVIS } **ss.**

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 4th day of June, 2020, by Alyson Cimino, as Closing Supervisor of Main Street Renewal LLC, the Authorized Signor of US SFE ASSET COMPANY 3, LLC, who is personally known to me, and furthermore, the aforementioned person has acknowledged that her signature was her free and voluntary act for the purposes set forth in this instrument.

_____
(Signature of Notary Public)

Andrew Cimino
(Print Name of Notary Public)

NOTARY PUBLIC in and for the State and County aforesaid.

01/06/2021
My Commission Expires

130951807
Commission No.

NOTARY PUBLIC STATE OF TEXAS
ANDREW CIMINO
Notary ID #130951807
My Commission Expires
January 6, 2021

_____
Official/Notarial Seal

New Owner Name and Address to:

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

Property Address:

1117 Traceton Circle, Antioch, TN 37013
3337 Country Ridge Dr, Antioch, TN 37013
4864 Shoshone Dr, Old Hickory, TN 37138
505 Scotts Creek Trail, Hermitage, TN 37076

Tax Parcel ID:

150-09-0A-112.00
150-07-0-342.00
065-13-0-066.00
075-12-0A-133.00

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:

$1,132,147.13

AFFIANT:

BAF ASSETS, LLC

By: **Main Street Renewal LLC**
Its: **Authorized Signor**
By: _____
Alyson Cimino
Its: **Closing Supervisor**

_____
(Signature of Notary Public)

Andrew Cimino
(Print Name of Notary Public)

NOTARY PUBLIC in and for the State and County aforesaid.

01/06/2021
My Commission Expires

130951807
Commission No.

NOTARY PUBLIC STATE OF TEXAS
ANDREW CIMINO
Notary ID #130951807
My Commission Expires
January 6, 2021

Official/Notarial Seal

Schedule "A"
Legal Description(s)

TRACT 1:

BEING Lot 266 on the plan of FOREST VIEW PARK SECTION VIII, of record in Plat Book 6900, Page 633, 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 04/06/2016 at Instrument No. 20160406-0032968, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 1117 Traceton Circle, Antioch, TN 37013
PARCEL ID: 150-09-0A-112.00
TITLE FILE NO: AMSR2-TN-0001

TRACT 2:

BEING Lot 278 on the plan of THE COUNTRY, SECTION 6B, of record in Plat Book 5200, Page 741-742, 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 04/06/2016 at Instrument No. 20160406-0032968, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 3337 Country Ridge Dr, Antioch, TN 37013
PARCEL ID: 150-07-0-342.00
TITLE FILE NO: AMSR2-TN-0015

TRACT 3:

BEING Lot 499 on the plan of SHERWOOD FOREST, SECTION 5, of record in Plat Book 4660, Page 190, 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 04/06/2016 at Instrument No. 20160406-0032968, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 4864 Shoshone Dr, Old Hickory, TN 37138
PARCEL ID: 065-13-0-066.00
TITLE FILE NO: AMSR2-TN-0020

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

TRACT 4:

BEING Lot 71 on the plan of GREER MEADOWS AT CEDAR CREEK, FIRST REVISION, SECTION 3, PHASE 2, of record as Instrument No. 20040407-0039587, 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 04/06/2016 at Instrument No. 20160406-0032968, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	505 Scotts Creek Trail, Hermitage, TN 37076
PARCEL ID:	075-12-0A-133.00
TITLE FILE NO:	AMSR2-TN-0022

Schedule "B"
Permitted Exception(s)

AS TO TRACT 1 (1117 TRACETON CIRCLE, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 6900, Page 633, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 2 (3337 COUNTRY RIDGE DR, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 5200, Page 741-742, in the Register's Office of Davidson County, Tennessee.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 6264, Page 656, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 3 (4864 SHOSHONE DR, OLD HICKORY, TN 37138) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 4660, Page 190, in the Register's Office of Davidson County, Tennessee.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 4990, Page 72 and Book 5670, Page 535, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 4 (505 SCOTTS CREEK TRAIL, HERMITAGE, TN 37076) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Instrument No(s). 20040407-0039587, 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