Karen Johnson Davidson County
Batch# 422979 DEEDWARRSP
06/22/2020 12:26:30 PM 9 pgs
Fees: $48.00 Taxes: $7,084.05
20200622-0066667

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 4, 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 4, 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 4, 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.

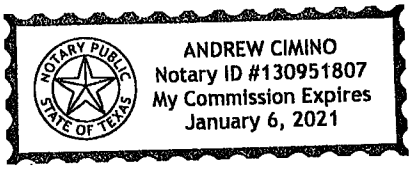
_____
(Signature of Notary Public)

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.



_____
Official/Notarial Seal

New Owner Name and Address to:

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

Property Address:

1204 Wembley Downs Dr, Hermitage, TN 37076
148 Colemont Ct, Antioch, TN 37013
1736 Cumberland Station Blvd, Madison, TN 37115
2121 Glen Haven Dr, Nolensville, TN 37135
2723 River Bend Dr, Nashville, TN 37214
3436 Bridgeton Cove, Antioch, TN 37013
3452 Daisy Trail, Antioch, TN 37013

Tax Parcel ID:

064-16-0C-107.00
148-14-0-325.00
053-09-0B-099.00
188-10-0A-026.00
062-02-0A-013.00
151-01-0A-065.00
150-08-0-010.00

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:

$1,914,607.66

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 62 on the plan of WEMBLEY DOWNS, SECTION 4, R8 RESIDENTIAL P.U.D., of record in Plat Book 7900, Page 456, 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. 20160406-0032969, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 1204 Wembley Downs Dr, Hermitage, TN 37076
PARCEL ID: 064-16-0C-107.00
TITLE FILE NO: AMSR2-TN-0002

TRACT 2:

BEING Lot 3 on the plan of MAPLE VALLEY, SECTION 1, of record in Plat Book 6200, Page 477, 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. 20160406-0032966, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 148 Colemont Ct, Antioch, TN 37013
PARCEL ID: 148-14-0-325.00
TITLE FILE NO: AMSR2-TN-0004

TRACT 3:

BEING Lot 29 on the plan of CUMBERLAND STATION AT WILSON CAMP, SECTION 3, of record as Instrument No. 20031006-014688, 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. 20160406-0032969, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 1736 Cumberland Station Blvd, Madison, TN 37115
PARCEL ID: 053-09-0B-099.00
TITLE FILE NO: AMSR2-TN-0007

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

TRACT 4:

BEING Lot 26 on the plan of CAROTHERS CROSSING, PHASE 2, SECTION 1, of record as Instrument No. 20070807-0093924, 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. 20160406-0032969, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 2121 Glen Haven Dr, Nolensville, TN 37135
PARCEL ID: 188-10-0A-026.00
TITLE FILE NO: AMSR2-TN-0010

TRACT 5:

BEING Lot 74-B on the plan of RIVER TRACE ESTATES, PHASE 1, SECTION 1, of record in Plat Book 6250, Page 997, 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. 20160406-0032969, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 2723 River Bend Dr, Nashville, TN 37214
PARCEL ID: 062-02-0A-013.00
TITLE FILE NO: AMSR2-TN-0011

TRACT 6:

BEING Lot 65 on the plan of CHATHAM POINTE, of record in Plat Book 6900, Page 444-447, 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. 20160406-0032966, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 3436 Bridgeton Cove, Antioch, TN 37013
PARCEL ID: 151-01-0A-065.00
TITLE FILE NO: AMSR2-TN-0017

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

TRACT 7:

BEING Lot 297 on the plan of THE COUNTRY, SECTION 7A, of record in Plat Book 6250, Page 308, 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. 20160406-0032969, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	3452 Daisy Trail, Antioch, TN 37013
PARCEL ID:	150-08-0-010.00
TITLE FILE NO:	AMSR2-TN-0018

Schedule "B"
Permitted Exception(s)

AS TO TRACT 1 (1204 WEMBLEY DOWNS DR, HERMITAGE, TN 37076) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded in Plat Book 140, Page 9, 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 Instrument No(s). DF 7066 and DR 0933, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 2 (148 COLEMONT CT, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 148, Page 58, in the Register's Office of Davidson County, Tennessee.

(2) Easement(s) as set forth in instrument(s) recorded at Instrument No(s). DL8267 and DY2444, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 3 (1736 CUMBERLAND STATION BLVD, MADISON, TN 37115) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded in Plat Book 90, Page 27, in the Register's Office of Davidson County, Tennessee.

(2) Easement(s) as set forth in instrument(s) recorded at Instrument No(s). S14445 and AX2672, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 4 (2121 GLEN HAVEN DR, NOLENSVILLE, TN 37135) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 67, Page 29, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 5 (2723 RIVER BEND DR, NASHVILLE, TN 37214) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 141, Page 4, in the Register's Office of Davidson County, Tennessee.

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

AS TO TRACT 6 (3436 BRIDGETON COVE, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 168, Page 66, in the Register's Office of Davidson County, Tennessee.

(2) Easement(s) as set forth in instrument(s) recorded at Instrument Number GH5929, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 7 (3452 DAISY TRAIL, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 32, Page 124, 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