Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
6263 Poplar Ave.
Memphis, TN 38119
(901) 881-8600

Karen Johnson Davidson County
Batch# 463404 DEEDWARR
08/25/2020 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $832.13
20200825-0096283

WARRANTY DEED

Effective as of **August** 10 **, 2020**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Leland Noble, a single person,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **BAF 3, LLC,** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot Number 189, on the Plan of Forest View Park, Section VII, of record in Plat Book 6900, Page 162, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This real property being all or part of the property conveyed to Grantor by deed of record at Instrument No. 20050719-0083575 in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown on and as recorded in Plat Book 6900, Page 162; Declaration of Covenants, Conditions and Restrictions recorded in Book 7079, Page 473, Book 7235, Page 411, Book 8083, Page 807, Instrument No. 20051201-0144154; all of the Register's Office for Davidson County, Tennessee; all of record in the Register's Office of Davidson County, Tennessee; and 2020 Davidson County, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Grantor's hand in Nashville, Tennessee on this 10th day of August, 2020.

GRANTOR:

Leland Noble

Leland Noble

STATE OF TENNESSEE
COUNTY OF

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Leland Noble with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that they executed the within instrument of their own free act and deed for the purposes therein contained.

SWORN and signed before me, a Notary Public in and for the State and County named herein, on August 10th, 2020.

Janice Johnson
Notary Public

My Commission Expires: ~~7/03/2023~~ 7/03/2023

JEANETTE HARRIS JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

New Owner Name and Address to: BAF 3, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 3341 Calais Cir. Antioch, TN 37013 Mail tax bills to: BAF 3, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Number: 150 09 0A 035.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $224,900.00 AFFIANT Subscribed and sworn to before me this 10th day of August, 2020. NOTARY PUBLIC Commission expires: July 3, 2021

NICHOLAS BURRAGE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. JULY 03, 2021

I, Stevie Friesth, 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.

State of TENNESSEE

County of SHELBY

Personally appeared before me, Karri Coffman, a notary public for this county and state, Stevie Friesth, who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)

