Karen Johnson Davidson County
Batch# 469796 DEEDWARR
09/03/2020 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20200903-0100817

STATE OF ~~TENNESSEE~~ PA
COUNTY OF ~~Davidson~~ Montgomery

The actual consideration or value, whichever is greater, for this transfer is ~~$235,000.00~~ $230,000.00

Affiant

Subscribed and sworn to before me, this 2 day of SEPTEMBER, 2020.

Notary Public

My commission expires: 3-19-2023

Commonwealth of Pennsylvania - Notary Seal
Michael R. Estelle, Notary Public
Montgomery County
My commission expires March 19, 2023
Commission number 1347499

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
BAF 3, LLC	BAF 3, LLC	**149020A05800CO**
5001 Plaza on the Lake STE 200	5001 Plaza on the Lake Suite 200	
Austin, TX 78746	Austin TX 78746	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Rosemary T. Palmer, a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BAF 3, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Piccadilly Square, Phase 1, of record in Plat Book 5200, pages 720-725, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rosemary T. Palmer, by Warranty Deed from Gwendolyn Sanders and husband, Eddie Sanders, dated January 30, 2006, of record in Instrument No. 20060207-0015130, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 612 Piccadilly Row, Nashville, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Rosemary T. Palmer Date: 8/26/20

Rosemary T. Palmer

STATE OF Alabama

COUNTY OF Conecuh

Personally appeared before me, a Notary Public of said County and State, Rosemary T. Palmer, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of August, 2020.

Larisa P. Bradley

NOTARY PUBLIC

My Commission Expires: 11-1-2020

LARISA P. BRADLEY NOTARY PUBLIC STATE AT LARGE ALABAMA COMM. EXP. NOVEMBER 1, 2020

True Copy Certification

I, Neil Coffey, 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 PA

County of Montgomery

Personally appeared before me, Michael Estelle, a notary public for this county and state, Neil Coffey 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: March 19, 2023
Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Michael R. Estelle, Notary Public
Montgomery County
My commission expires March 19, 2023
Commission number 1347499