Karen Johnson Davidson County
Batch# 472905 DEEDWARR
09/10/2020 09:21:30 AM 4 pgs
Fees: $23.00 Taxes: $888.00
20200910-0103031

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Specialty Agency Solutions, LLC
600 W Germantown Pike, Suite 450, Plymouth Meeting, PA 19426

Reference Number: AHR-TN-PC-580582

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
BAF 3, LLC	BAF 3, LLC	087 05 0A 009.00
5001 Plaza on the Lake, Ste 200	5001 Plaza on the Lake, Ste 200	
Austin, TX 78746	Austin, TX 78746	

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF Two Hundred Forty Thousand and 00/100 Dollars ($240,000.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of all of which is hereby acknowledged, ROBERT B HOBAN II, a single person, hereinafter referred to as "Grantor", has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto BAF 3, LLC, hereinafter referred to as "Grantee", whose mailing address is 4019 Farmingham Woods Drive, Hermitage, TN 37076, his/her/their heirs and assigns forever, the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Farmingham Woods, Phase I, of record in Plat Book 7900, Page 228, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 42.00 feet on the southerly margin of Farmingham Woods Drive and extends back 119.67 feet on the easterly line and 120.20 feet on the westerly line to a dead line in the rear measuring 42.00 feet thereon.

Tax ID No.: 087 05 0A 009.00

Being the same property conveyed to Robert B. Hoban II, by deed dated January 12, 2015 and recorded on March 6, 2015, from The Bank of New York Mellon FKA The Bank of New York, as Trustee (CWALT 2005-35CB), of record in Instrument Number 20150306-0019193 in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 4019 Farmingham Woods Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his/hers/their successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 31 day of August, 2020.

Robert B Hoban II

~~HOBAN B ROBERT II~~
Robert B. Hoban, II RBH

STATE OF TENNESSEE
COUNTY OF Wilson

* Robert B. Hoban II JCN

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ~~HOBAN B ROBERT II~~, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 31 day of August, 2020.

Jason C. Nguyen

Notary Public
My Commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

VALUATION AFFIDAVIT

I/We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 240,000 .

BAF 3 LLC

By, _____
Name: ALYSON CIMINO
Title: Closing Supervisor

Subscribed and sworn to before me this 2 day of Sept, 20 20 .

_____
Notary Public
My Commission expires: 1/6/21

ANDREW CIMINO
Notary ID #130951807
My Commission Expires
January 6, 2021

TRUE COPY CERTIFICATION

I, Christine Joachim, 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 Christine Joachim who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY SIGNATURE

My Commission Expires 3-19-2023
Notary's Seal

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