Karen Johnson Davidson County
Batch# 479794 DEEDWARR
09/21/2020 11:03:30 AM 4 pgs
Fees: $23.00 Taxes: $888.00
20200921-0107834

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-579358**

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	176-01-0-010.00
5001 Plaza on the Lake, Suite 200	5001 Plaza on the Lake, Suite 200	
Austin, TX 78746	Austin, TX 78746	

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of all of which is hereby acknowledged, TAMARA JACKSON, 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: 5001 Plaza on the Lake, Suite 200; Austin, TX 78746. , 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, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Hickory Woods Estates, Section A, of record in Plat Book 6900, page 511, corrected by a Surveyors Certificate of Correction to reflect a change of street name, of record in Book 7582, page 166 and page 167 and in Book 9997, page 844, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Tax ID No.: 176-01-0-010.00

BEING the same property conveyed to Tamara Jackson herein by Deed recorded in Instrument Number 20050324-0032247 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 4436 Lavergne Couchville Pike, Nashville, TN 37013.

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 14 day of September, 2020.

TAMARA JACKSON

STATE OF TENNESSEE
COUNTY OF Rutherford

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that TAMARA JACKSON, 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 14 day of September, 2020.

Notary Public
My Commission expires: 1/25/23

LANEICHA CLOPTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 1-25-2023

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: Allyson Cimino

Title: Closing Supervisor

Subscribed and sworn to before me this 14 day of September, 20 20.

_____

Notary Public

My Commission expires: 1/6/2021

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