Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
6263 Poplar Ave., #801
Memphis, Tennessee 38119
(901) 881-8600

Karen Johnson Davidson County
Batch# 481106 DEEDWARR
09/22/2020 03:24:30 PM 4 pgs
Fees: $23.00 Taxes: $841.75
20200922-0108797

WARRANTY DEED

Effective as of **August 27, 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, **Clearsky Group, Inc. a CA Corporation,** 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:

Lot 82, Section 2, Arrowhead Estates, as shown on plat of record in Plat Book 5050, Page 83, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This real property being all or part of the property conveyed to Grantor by Warranty Deed of record **at Instrument No. 20200123-0008291** in the Register's Office of **Davidson County,** Tennessee. **The Grantor certifies that the herein property is strictly investment property and does not constitute as their homestead.**

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 5050, Page 83; Declaration of covenants, conditions and restrictions as set forth in Deed recorded in Book 5286, Page 406; all of record in the Register's Office of **Davidson County,** Tennessee; **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.

IN WITNESS the Grantor's hand in San Diego County, State of California on this 26th day of August 2020.

GRANTORS:

Clearsky Group, Inc.

By: _____

Name/Title: **Gustavo Guzman, authorized signor**

STATE OF California
COUNTY OF San Diego

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared **Gustavo Guzman,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the authorized signor of **Clearsky Group, Inc.** the within named bargainor, a limited liability company, and that he/she as such authorized signor, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as such signor.

WITNESS my hand and seal, at office in San Diego **County**, State of California this 26th day of August, 2020.

Please See Attached
Notary Public

My Commission Expires:
03/18/2023

New Owner Name and Address to: BAF 3, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 241 Warrior Rd., Mail tax bills to: BAF 3, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 043 150 252.00	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 $227,500.00. _____ AFFIANT Subscribed and sworn to before me this 27th 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

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego }

On 08/26/2020 before me, Winzviktoria Acacio, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Gustavo Guzman
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

WINZVIKTORIA ACACIO
COMM. #2281544
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
Commission Expires MARCH 18, 2023

Place Notary Seal and/or Stamp Above

Signature Winzviktoria Acacio
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 08/26/2020 Number of Pages: two

Signer(s) Other Than Named Above: —

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

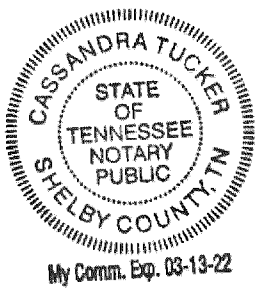
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I, Stevie Friesth, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of TENNESSEE

County of SHELBY

Personally appeared before me, Cassandra Tucker, 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: 3/13/22

Notary's Seal (If on paper)