Karen Johnson Davidson County
Batch# 482930 DEEDWARR
09/24/2020 02:46:30 PM 4 pgs
Fees: $23.00 Taxes: $734.45
20200924-0110164

This Instrument prepared by:

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

Return to: Westcor Land Title Insurance Company,
600 W Germantown Pike, Suite 450, Plymouth Meeting, PA 19426

Reference Number: AHR-TN-PC-573962

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	058 15 0 154.00
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 One Hundred Ninety-Eight Thousand Five Hundred and 00/100 Dollars ($198,500.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of all of which is hereby acknowledged, Paris Howell, unmarried, 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 4105 Timothy Drive, Nashville, TN 37218, 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. 28 on the Plan of Creekwood North of record in Book 4675, Page 16, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 80 feet on the westerly margin of Timothy Drive and extends back 140.9 feet on the northerly line and 141.81 feet on the southerly line to a dead line in the rear measuring 80 feet thereon.

Being the same property conveyed to Paris Howell, unmarried, by deed dated May 31, 1995 and recorded on June 2, 1995, from Janice Faye Bush, of record in Book 9688, Page 499, Register's Office for Davidson County, Tennessee.

BEING the same which Janice Faye Bush, unmarried by Deed dated May 31, 1995 and recorded June 2, 1995 in the County of Davidson, State of Tennessee in (book) 9688 (page) 499 conveyed unto Paris Howell.

Tax ID No.: 058 15 0 154.00

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 4105 Timothy Drive, Nashville, TN 37218.

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 23 day of Sept, 2020.

Paris Howell
PARIS HOWELL

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that PARIS HOWELL, 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~~ 23 day of Sept, 2020.

Notary Public
My Commission expires: 11/03/2022

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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 $ 198,500.00.

BAF 3, LLC

By: _____ (Seal)
Name: Allyson Cimino
Title: Closing Supervisor

Subscribed and sworn to before me this 23 day of Sept, 2020.

_____
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