**Prepared by and return to:**
Seth McNamee, Esq.
Summit Title & Escrow, LLC
7500 Capital Drive, #200
Germantown, Tennessee 38138
(901) 881-8600

Karen Johnson Davidson County
Batch# 482980 DEEDWARR
09/24/2020 04:12:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20200924-0110222

# WARRANTY DEED

Effective as of August 21st **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, **William M. Walden II, and wife, Lisa G. Walden,** 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:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Section Two, Meadow Woods, of record in Instrument number 20000309-0024168, in the Register's Office for Davidson County, Tennessee.

This real property being all or part of the property conveyed to Grantor by Warranty Deed of record at Instrument No. **20010119-0005972** in the Register's Office of **Davidson County**, Tennessee.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded at Instrument No. 20000309-0024168; Easements of record in Book 11387, Page 931; declaration of Covenants, Conditions, & Restrictions of Record at Instrument Nos. 20000524-0051988, 20010911-0098356; all of record in the Register's Office of **Davidson County**, Tennessee; and **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.

**WITNESS** the Grantor's hand in Rutherford County, State of TN on this 19 day of August, 2020.

GRANTORS:

William M. Walden II

Lisa G. Walden

**STATE OF** TN
**COUNTY OF** Rutherford

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **William M. Walden II and Lisa G. Walden** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that they executed the within instrument of their own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in State and County named herein on this 19 day of August, 2020.

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My Commission Expires:

12.1.20

| | |
|---|---|
| New Owner Name and Address to:<br>BAF 3, LLC<br>5001 Plaza On The Lake #200<br>Austin, TX 78746<br><br>Property Address:<br>701 Post Oak Dr.,<br>Antioch, TN 37013<br><br>Mail tax bills to:<br>BAF 3, LLC<br>5001 Plaza On The Lake #200<br>Austin, TX 78746<br><br>Parcel I.D. Numbers:<br><br>164 16 0A 040.00 | 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 **$235,000.00**<br><br>AFFIANT<br><br>Subscribed and sworn to before me this 21st day of August, 2020.<br><br>NOTARY PUBLIC<br><br>Commission expires: July 3, 2021 |

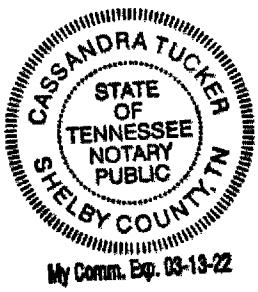
NICHOLAS BURRAGE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JULY 03, 2021

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)