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# 484565 DEEDWARR
09/28/2020 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20200928-0111259

WARRANTY DEED

Effective as of **August 26, 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, **Ribbon Home SPV I, LLC, a Delaware limited liability company,** 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 460, Phase I, Somerset, as shown on plat of record in Plat Book 6900, Page 690 and 691, 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. 20190909-0090820** 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 6900, Page 690-691; covenants, conditions and restrictions as set forth in Deed recorded in Deed Book 7619, Page 647, Book 7657, Page 583, Book 7657, Page 923, Book 8708, Page 630, Instrument No. 20060405-0039162, Book 7619, Page 679, Book 9647, Page 472, Book 9509, Page 363, Instrument No. 20090513-0044145, Book 7661, Page 37 and Book 7768, Page 455; 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.

IN WITNESS the Grantor's hand in Mecklenburg County, State of North Carolina on this 21st day of August 2020.

GRANTORS:

Ribbon Home SPV I, LLC

By: Rocky Faw

Name/Title: **Rocky Faw, authorized signor**

STATE OF North Carolina
COUNTY OF Mecklenburg

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared **Rocky Faw,** 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 **Ribbon Home SPV I, LLC** 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 Mecklenburg **County**, State of North Carolina this 21st day of AUGUST, 2020.

Katiera Davis
Notary Public

My Commission Expires:
04-07-2024

KATIERA DAVIS
Notary Public
Mecklenburg
County
My Comm. Exp.
04-07-2024
NORTH CAROLINA

New Owner Name and Address to:
BAF 3, LLC
5001 Plaza On The Lake #200
Austin, TX 78746

Property Address:
1217 Huntingboro Ct.
Antioch, TN 37013

Mail tax bills to:
BAF 3, LLC
5001 Plaza On The Lake #200
Austin, TX 78746

Parcel I.D. Numbers:
150 08 0 122.00

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 $250,000.00.

AFFIANT

Subscribed and sworn to before me this 24th day of August, 2020.

NOTARY PUBLIC

Commission expires: July 3, 2021

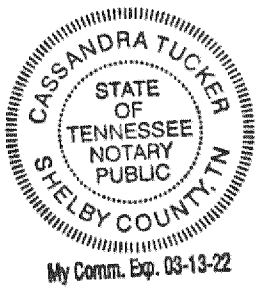
NICHOLAS BURRAGE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JULY 03, 2021

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)