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

Karen Johnson Davidson County
Batch# 484864 DEEDWARR
09/28/2020 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20200928-0111639

WARRANTY DEED

Effective as of **September 4th, 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, **George A. Hanes and wife, Charity D. Hanes,** 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. 159 on the Plan of Windsor Green, Phase I, Section III, of record in Plat Book 6250, Page 46, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

This real property being all or part of the property conveyed to Grantor by Warranty Deed of record at Instrument No. 20040602-0064441 in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown on and as recorded in Plat Book 6250, Page 46; Declaration of Covenants, Conditions and Restrictions recorded in Record Book 6406, Page 929, Book 6396, Page 542, Amended at Book 8192, Page 65, Book 7864, Page 369; all of record in the Register's Office of Davidson County, Tennessee; and 2020 City of Goodlettsville, 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 Sumner County, TENNESSEE on this 2 day of September, 2020.

GRANTOR:

George A. Hanes
George A. Hanes

Charity D Hanes
Charity D. Hanes

STATE OF TENNESSEE
COUNTY OF

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared George A. Hanes, and Charity D. Hanes, 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.

SWORN and signed before me, a Notary Public in and for the State and County named herein, on September 2, 2020.

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

My Commission Expires: 4-17-23

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

Property Address:
113 Aintree Ct.,
Goodlettsville, TN 37072

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

Parcel I.D. Number:
026 07 0 253.00

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 $225,000.00

AFFIANT

Subscribed and sworn to before me this 4th day of September, 2020.

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

NOTARY PUBLIC

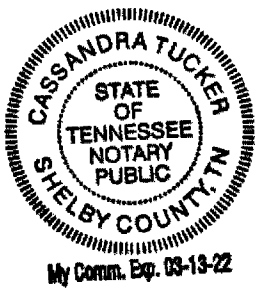
Commission expires: July 3, 2021

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)