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# 489806 DEEDWARR
10/06/2020 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $747.40
20201006-0115446

WARRANTY DEED

Effective as of Sept 24, **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, **Oscar Miranda and wife, Alida Miranda,** 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. 111 on the Plan of Phase I, Piccadilly Square, of record in Plat Book 5200, Pages 720, 721 & 722, in the register's Office for said County. Said Lot No. 11 fronts 104.73 feet on the Northeasterly margin of Piccadilly Row and extends back 163.25 feet on the broken Northerly line and 152.82 feet on the Southeasterly line to a point of intersection.

This real property being all or part of the property conveyed to Grantor by Warranty Deed of record at Instrument No. **20150303-0018514** 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 in Plat Book 5200, Page 720-722; Declaration of Covenants, Conditions and Restrictions recorded in Book 6236, Page 683, as Amended in Book 6295, Page 506; Book 6295, Page 520; Book 6295, Page 534; Book 6300, Page 409 as Re-recorded in Book 6306, Page 833; Book 6496, Page 100; Book 6496, Page 107; Book 6496, Page 114; Book 6518, Page 184; Book 6518, Page 190; Book 6830, Page 739, as Amendment to Charter in Book 6295, Page 548; Book 6295, Page 556; Book 6295, Page 564; Book 6300, Page 423, as Amendment to By-Laws in Book 6295, Page 572; Book 6295, Page 580; Book 6295, Page 588; Book 6300, Page 431, as Amendment to Information Brochure in Book 6295, Page 596; Book 6295, Page 602; Book 6300, Page 439; Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Book 6355, Page 322; Articles of Incorporation recorded in Book 7288, Page 963; Quitclaim Deed to Common Area recorded in Book 6236, Page 680 and Corrected in Book 6295, Page 503; Book 6496, Page 99 and Book 7778, Page 366; 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 Davidson County, State of TN on this 24th day of Sept, 2020.

GRANTORS:

Oscar Miranda

Alida Miranda

STATE OF TN
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Oscar Miranda and Alida Miranda** 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 24th day of Sept., 2020.

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:
1/3/23

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

Property Address:
556 Piccadilly Row
Antioch, TN 3772

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

Parcel I.D. Numbers:

149 02 0A 081.00

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 **$202,000.00**

AFFIANT

Subscribed and sworn to before me this 29th day of September, 2020.

NOTARY PUBLIC

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

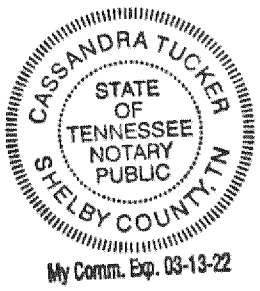
Commission expires: July 3, 2021

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)