Karen Johnson Davidson County
Batch# 489827 DEEDWARR
10/06/2020 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,048.95
20201006-0115472

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: July 3, 2021
(AFFIX SEAL)

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

A-ROG-20-2705

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
BAF 3, LLC	BAF 3, LLC	
(NAME)	(NAME)	
5001 Plaza on the Lake, #200	5001 Plaza On The Lake #200	**150-16-0A-002.00-CO**
(ADDRESS)	(ADDRESS)	
Austin, TX 78746	Austin, TX 78746	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALFONS BOTROS, MARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BAF 3, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in 1st Civil District of Davidson County, Tennessee, being all of Lot No. 13 on the Plan of Final Plat of Section One: Windhaven Shores "A Cluster Lot Subdivision" of record in Instrument Number 20030219-0021779, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alfons Botros, married by Warranty deed from Green Bank of record in Instrument No. 20080709-0070551 Register's Office for Davidson County, Tennessee, dated June 27, 2008 and recorded on July 09, 2008.

****Loess Shokri joins in this conveyance to convey any marital interest she may have in the subject property.**

This conveyance is subject to:
- Subject to all matters shown on the Plan of record as Instrument Number 20030219-0021779, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20030219-0021585, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- By-Laws of record in Instrument Number 20030219-0021586, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20030228-0026797, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20020603-0066392 and 20030218-0020742, in the Register's Office for Davidson County, Tennessee.
- Deed of Common Areas to HOA of record in Instrument Number 20060724-0088808 and 20061204-0148906, in the Register's Office for Davidson County, Tennessee.
- Sewer Line Easement of record in Instrument Number 20011029-0117537, in the Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement of record in Book 2336, Page 594 and Book 4432, Page 831, in the Register's Office for Davidson County, Tennessee.
- Easement Contained in Right of Way Deed of record in Book 2544, Page 367, in the Register's Office for Davidson County, Tennessee.
- Easement contained in Judgment of record in Book 2590, Page 263, in the Register's Office for Davidson County, Tennessee.

- Agreement for Dedication of Easement Water Mains and Appurtenances of record in Book 8149, Page 895, Book 8149, Oage 898 and Book 8175, Page 780, in the Register's Office for Davidson County, Tennessee.
- Declaration of Taking of record in Book 4437, Page 585, in the Register's Office for Davidson County, Tennessee.
- Judgment of record in Book 4537, Page 451, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2705 Windcrest Trail, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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 my/our hand(s) this the 24th DAY OF SEPTEMBER, 2020.

Alfons Botros

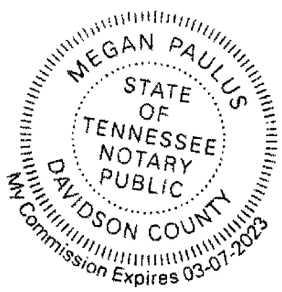
Loess Shokri

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALFONS BOTROS AND LOESS SHOKRI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of September, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)



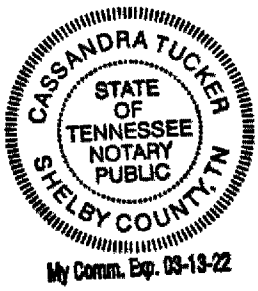
RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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)