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# 489849 DEEDWARR
10/06/2020 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,130.35
20201006-0115497

WARRANTY DEED

Effective as of **September 21, 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, **Herman E. Gossien, unmarried** 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 No. 114-B, First Revision Re-Subdivision of Zone Lot Division Lots 114 A & B, 115 A & B, 116 A & B, Section Four, East Lake Subdivision, of record in Plat Book 8250, Page 889, amending Plat Book 5800, Page 245 and Book 6250, Page 367, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.
Land in the 2nd Civil District of Davidson County, Tennessee and being more particularly described as follows: Beginning at the Southeast corner of Lot 114-B, Zone Lot Division Lot 114 East Lake Subdivision, Section 4, as of record in Book 6250, Page 367, R.O.D.C., TN; Thence S 35 deg.-55'-02" W, 109.74 feet; Thence N 49 deg.-33'-16" W, 30.77 feet; Thence N 35 deg.-44'-52" E 107.21 feet; Thence along the Southerly line of the aforementioned Lot 114-B S 54 deg. -16'-27" E 30.99 feet to the point of beginning, and containing 3,344 square feet, more or less.

This real property being all or part of the property conveyed to Herman E. Gossien, by deed of record in Instrument No. **20040602-0064721** 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 Book 8250, Page 889, amended at Book 5800, Page 245 and Book 6250, Page 367; Easements of record in Book 10831, Page 957; all of record in the Register's Office of **Davidson County**, Tennessee; together with the **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 Tennessee on this 21st day of September, 2020.

GRANTORS:

Herman E. Gossien

STATE OF Tennessee
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared, Herman E. Gossien (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that he executed the within instrument of his 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 21st day of September, 2020.

GIANG THUY NGUYEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires:
01/08/2024

New Owner Name and Address to: BAF 3, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 1204 Timber Valley Dr. Nashville, TN 37214 Mail tax bills to: BAF 3, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 108 11 0 007.00	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 **$305,500.00** AFFIANT Subscribed and sworn to before me this 22nd day of September, 2020. NOTARY PUBLIC Commission expires: July 3, 2021

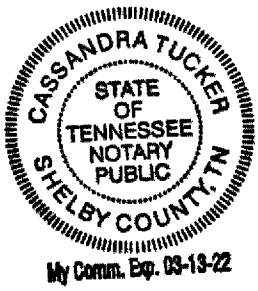
NICHOLAS BURRAGE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. JULY 03, 2021

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)