Karen Johnson Davidson County
Batch# 527167 DEEDWARR
12/09/2020 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20201209-0143316

WARRANTY DEED

KAREN MIEHE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 9-20-2021

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 9/20/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: BAF 3, LLC	SEND TAX BILLS TO: BAF 3, LLC	MAP-PARCEL NUMBERS
(NAME) 5001 PLAZA ON THE LAKE #200	(NAME) 5001 PLAZA ON THE LAKE #200	052080A31500CO
(ADDRESS) AUSTIN, TX 78746	(ADDRESS) AUSTIN, TX 78746	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Trenity Polite and LaTanya Polite, Husband and Wife** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BAF 3, LLC** , HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Phase Two, Section Five Heron Walk, a Planned Unit Development, as of record in Book 9700, Page 923, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Trenity Polite, a married person, by Allen Earps and wife, Betty F. Earps, by Warranty Deed dated December 30, 1999, and of record at Instrument Number 20000103-0000262 in the Register's Office of Davidson County, Tennessee.

LaTanya Polite joins in this conveyance to transfer any and all marital interest she may have in the above described property as the spouse of Trenity Polite.

This conveyance is subject to all applicable easements, restrictive covenants and conditions including those located in the Davidson County Register of Deeds Office, including all items set out on any applicable plat of record.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 9700, Page 923, Book 9700, Page 483; covenants, conditions and restrictions as set forth in Deed recorded in Deed Book 10095, Page 464, Deed Book 10125, Page 449, Deed Book 10170, Page 124, 20150423-0036546 and 20150423-0036552; Easements of record at Book 3641, Page 253; all of record in the Register's Office of **Davidson County**, Tennessee; and **2021 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

unimproved
This is improved x property, known as 628 Sandy Spring Trail Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 24 day of November, 2020.

Trenity Polite

Latanya Polite

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Trenity Polite and Latanya Polite,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24 day of November, 2020.

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

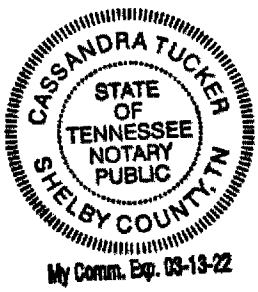
Notary Public
My Commission Expires: 11/08/2022

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)