THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 20-2735
Parcel ID: 175-06-0A-054.00

Property Address:
1124 Shallowbrook Trail South, Antioch, TN 37013

Karen Johnson Davidson County
Batch# 571664 DEEDWARR
02/10/2021 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $841.75
20210210-0018892

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
BAF 3, LLC
5001 Plaza on the Lake, #200
Austin, TX 78746

Address of New Owner:
BAF 3, LLC
5001 Plaza on the Lake, #200
Austin, TX 78746

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **ELIZABETH A. JOHNSON,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **BAF 3, LLC**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being all of Lot No. 54 on the Plan of Final Plat, Section One, The Preserve at Old Hickory, "Cluster Lot Subdivision", a Planned Unit Development, according to plat and survey appearing of record in Plat Instrument Number 20060824-0104545, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to ELIZABETH A. JOHNSON by Deed dated May 4, 2016 from JENNIFER L. WILSON, recorded May 9, 2016, in Instrument Number 20160509-0045945, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 1124 Shallowbrook Trail South, Antioch, TN 37013.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2021 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Instrument No. 20060824-0104545, Register's Office for Davidson County, Tennessee.

3. Right-of-way easement granted to Tennessee Valley Authority as contained in Book 11335, page 609, Register's Office for Davidson County, Tennessee.

4. Right-of-way easement granted to Tennessee Telephone Company as contained in Instrument No. 20061013-0127208, Register's Office for Davidson County, Tennessee.

5. Partial Release for Gas Line Easement granted to Colonial

202102100018892

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 19th day of January, 2021.

ELIZABETH A. JOHNSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named ELIZABETH A. JOHNSON, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 19th day of January, 2021.

Stephanie A. Glenn
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
2-4-23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $227,500.00.

Affiant

SWORN TO and subscribed before me on this 19th day of January, 2021.

STEVIE FRIESTH
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 05-08-23

Notary Public

My Commission Expires:
05/08/2023

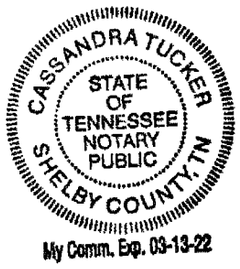
202102100018892

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)