Karen Johnson Davidson County
Batch# 597973 DEEDWARR
03/23/2021 12:13:47 PM 2 pgs
Fees: $13.00 Taxes: $832.13
20210323-0038215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF ~~FEBRUARY~~ March, 2021.

Notary Public
MY COMMISSION EXPIRES: _____

STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 01-16-2023

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 301 S Perimeter Park Dr, Suite 214, Nashville, TN 37211

File No.: 2021010021

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
BAF 3, LLC 5001 Plaza On The Lake, #200 Austin, TX 78746	BAF 3, LLC 5001 Plaza On The Lake, #200 Austin, TX 78746	165 14 0 153.00

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED TWENTY-NINE THOUSAND NINE HUNDRED AND NO/100 Dollars ($229,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DANNY U BURL, II, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BAF 3, LLC, HEREINAFTER CALLED THE GRANTEES, 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 266, Section 14, Peppertree Forest, as shown on plat of record in Plat Book 7900, Page 501, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Danny U. Burl, II, a single man, by Warranty Deed from Justin Rogers, a married man, of record in Instrument No. 20180402-0030708, in the Register's Office of Davidson County, Tennessee, dated March 26, 2018 and recorded on April 02, 2018.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Plat Book 7900, Page 501; Declaration of Covenants, Conditions and Restrictions as shown by Plat Book 8757, Page 607; Plat Book 9157, Page 711; Plat Book 9287, Page 698; Plat Book 9455, Page 801; Plat Book 9664, Page 162; Instrument No. 20190611-0055977; Plat Book 7982, Page 736; Plat Book 8911, Page 265; Plat Book 8757, Page 639; Plat Book 8757, Page 623; all of record in the Register's Office of Davidson County, Tennessee; and 2021 Davidson County 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 ☒ property, known as 4884 Peppertree Dr, Antioch, TN 37013
(House No.) (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.

Executed by my hand this 12 day of February 2021.

Danny U Burl, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12 day of February 2021, before me personally appeared **Danny U Burl, II** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 12 day of February 2021.

Notary Public

My Commission Expires: _____

MAXINE J RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2023