Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
6263 Poplar Ave., Ste. 801
Germantown, Tennessee 38138
(901) 881-8600

Karen Johnson Davidson County
Batch# 605670 DEEDWARR
04/01/2021 01:20:30 PM 3 pgs
Fees: $18.00 Taxes: $917.60
20210401-0043304

WARRANTY DEED

Effective as of **March 22, 2021,** 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, **Yakina L. Dickerson, 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:

Being Lot No. 78 on the Plat of Calumet, Phase Five, of record in Plat Book 9700, Page 383, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

This real property being all or part of the property conveyed to Yakina L. Dickerson, by cash deed of record in Instrument No. **20130301-0020374** 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 6900, Page 649; Plat Book 9700, Page 383; Declaration of Covenants, Conditions and Restrictions recorded at Book 7566, Page 664; Plat Book 9751, Page 92; Plat Book 7572, Page 594; Plat Book 7682, Page 564; all of record in the Register's Office of **Davidson County**, Tennessee; together with the **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.

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 Hardeman County, State of Tennessee on this 24 day of March, 2021.

GRANTORS:

Yakina L. Dickerson

STATE OF TN
COUNTY OF Hardeman

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Yakina L. Dickerson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that they executed the within instrument of their 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 27 day of March, 2021.

R. ALAN ALSOBROOK STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN My Comm. Exp. 02-28-23

Notary Public

My Commission Expires:
2/28/23

New Owner Name and Address to: BAF 3, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 113 Shoemaker Drive Antioch, Tennessee 37013 Mail tax bills to: BAF 3, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 150 14 0A 078.00	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 **$248,000.00** AFFIANT Subscribed and sworn to before me this 22 day of March, 2021. NOTARY PUBLIC Commission expires:

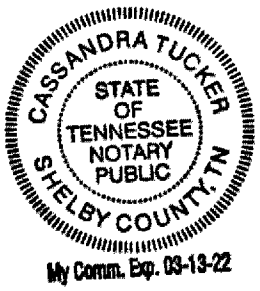
EMILY RHEA STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 01-16-2023

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)