Karen Johnson Davidson County
Batch# 609826 DEEDWARR
04/08/2021 07:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20210408-0046440

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF SHELBY

The actual consideration or value, whichever is greater is **$310,000.00.**

Affiant

Subscribed and sworn before me this the 18th day of March, 2021.

Notary Public
My commission expires:

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

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
BAF 3, LLC	BAF 3, LLC	087 05 0A 026.00
5001 Plaza On The Lake, #200.	5001 Plaza On The Lake, #200.	
Austin, TX 78746	Austin, TX 78746	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WILLIAM EDGAR SWINEHART AND WIFE, VICKI O. SWINEHART, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BAF 3, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Farmingham Woods, Phase I, of record in Plat Book 7900, Page 228 in the Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 51.89 feet on the southerly margin of Colchester Drive and extends back 125.00 feet on the easterly line and 123.95 feet on the westerly line to a dead line in the rear measuring 37.21 feet thereon.
Being the same property conveyed to William Edgar Swinehart and wife, Vicki O. Swinehart, by Quitclaim Deed dated 12/14/2007, from William Edgar Swinehart, of record in Instrument No. 20071219-0145728, Register's Office for said County.

Also being the same property conveyed to William Edgar Swinehart, by Quitclaim Deed dated 09/26/2002 from Sharon Louise Swinehart, of record in Instrument No. 20021206-0150733, Register's Office for said County.

Also being the same property conveyed to Bill Swinehart and wife, Sharon Swinehart, by Warranty Deed dated 04/14/2000, from Ronnie D. Braden and wife, Jeanie W. Braden, of record in Instrument No. 20000417-0037961, Register's Office for said County.

The said Bill Swinehart and William Edgar Swinehart being one and the same person.

This conveyance is made subject to restrictions, dedications, conditions, reservations, easements of record in Plat Book 7900, Page 228; Plat Book 7900, Page 173; Easements of record in Instrument No. 20020603-0066713; in Plat Book 8199, Page 852; Declaration of Covenants, Conditions and Restrictions in Plat Book 8238, Page 176; Plat Book 8351, Page 533; Plat Book 8447, Page 635; Plat Book 8423, Page 784; Plat Book 8424, Page 426; Plat Book 8702, Page 528; Plat Book 9006, Page 409; Plat Book 9006, Page 414; Plat Book 8245, Page 768; Plat Book 8245, Page 772; Plat Book 8310, Page 341 all of record in the Register's Office of Shelby County, Tennessee; and 2021 Shelby County and 2021 City of Memphis, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

THIS IS IMPROVED PROPERTY KNOWN AS 5927 Colchester Dr., Hermitage, TN 37076.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 my hand this the 17th day of March, 2021.

William Edgar Swinehart

Vicki O. Swinehart

STATE OF TENNESSEE
COUNTY OF Williamson

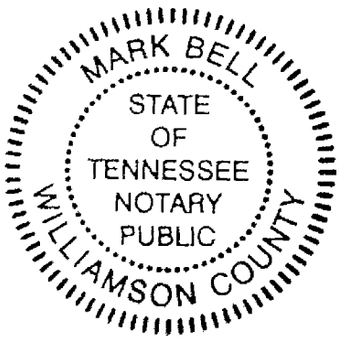
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William Edgar Swinehart and Vicki O. Swinehart, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of March, 2021.

My commission expires:

12/30/24

Notary Public

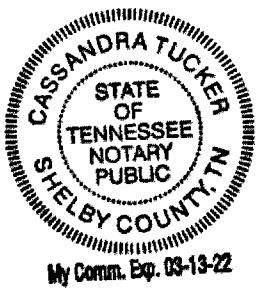


I, Stevie Friesth, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

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)