Karen Johnson Davidson County
Batch# 643504 DEEDWARR
05/25/2021 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20210525-0070556

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 349,900.00

Affiant
SUBSCRIBED AND SWON TO BEFORE ME, THIS 20th day of May, 2021

Notary Public

MY COMMISSION EXPIRES: 05/08/2023
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BAF 3, LLC	**BAF 3, LLC**	
5001 Plaza on the Lake Ste. 200	**5001 Plaza on the Lake Ste. 200**	**07109003600**
Austin, TX 78746	**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, **Ekundayo Adeleke and Natalie Adeleke, Husband and Wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER 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:

Being Lot No. 126 on the Map of Brooklyn Heights, E. C. Scruggs Subdivision of Lots No. 18-19-20-21-29-11 & 12 in Brooklyn Plan, as of record in Book 332, Page 140, Register's Office for said County, Said Lot No. 126 fronts 40 feet on the Northerly side of Brooks Avenue and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Ekundayo Adeleke and Natalie Adeleke, Husband and Wife by Warranty Deed from Terrell Starks dated 03/03/2014 and filed for record on 03/04/2014 of record in Instrument No. 20140304-0018251 , said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions. Plat 332, Page 140, Register's Office for said County.

This is: Unimproved ( )
Improved (XX) Property, known as **1814A Seminary Street, Nashville, TN 37207**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 our hands this 19th day of May, 2021.

Ekundayo Adeleke

Natalie Adeleke

STATE OF Nebraska
COUNTY OF Lancaster

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ekundayo Adeleke and Natalie Adeleke** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of May, 2021.

Commission Expires: Sept 4 2023

Notary Public

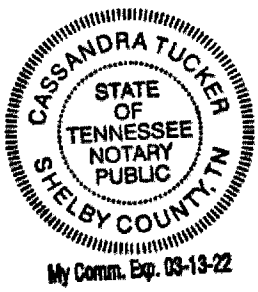
NOTARY PUBLIC - State of Nebraska
SARAH J YOAKUM
My Comm. Exp. Sept. 4, 2023

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)