Karen Johnson Davidson County
Batch# 740642 DEEDWARR
10/21/2021 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $947.20
20211021-0141399

Name and Address of New Owner:
BAF 3, LLC
5001 Plaza On The Lake, #200
Austin, TX 78746
Phone: (512) 851-8911

Send Tax Bills To:
BAF 3, LLC
5001 Plaza On The Lake, #200
Austin, TX 78746
Phone: (512) 851-8911

This Instrument Prepared By:
Limestone Title & Escrow
580 Franklin Road
Suite. 203
Franklin, TN 37067

After Recording Return to:
Summit Title and Escrow
6263 Poplar Avenue
Suite 801
Memphis, TN 38119

Map & Parcel No: 059-04-0A-182-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Robert Lee Bryant, Jr., an unmarried man,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **BAF 3, LLC,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 213 on the Final Plat of Phases 4, 5, & 6 of Brookview Subdivision, of record in Instrument #20060303-0025044, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert Lee Bryant, Jr., an unmarried man, from Centex Homes, a Nevada general partnership, by Warranty Deed dated March 16, 2007 and recorded March 20, 2007 in Instrument #20070320-0033733, said Register's Office.

Property more commonly known as 2859 Creekbend Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of October, 2021.

Robert Lee Bryant, Jr. (SEAL)

Robert Lee Bryant, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of October, 2021, before me personally appeared Robert Lee Bryant, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of October, 2021.

Notary Signature
My commission expires: 9/21/24

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $256,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 14th day of October, 2021.

Notary Signature
My commission expires: 9/21/24

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

Tennessee Certification of Electronic Document

I, Tammy Robinson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 14, 2021 (date of document).

Tammy Robinson
Affiant Signature

10-19-2021
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 19 day of Oct, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 6/2/25

NOTARY'S SEAL

ARIAN FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: JUNE 2, 2025