Karen Johnson Davidson County
Batch# 980297 DEEDWARRSP
03/14/2023 08:49:30 AM 9 pgs
Fees: $48.00 Taxes: $5,098.60
20230314-0018283

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Prepared by, and after recording, return to:
BCHH
181 Montour Run Road
Coraopolis, PA 15108
Attention: Ashley Resko, Esq.
412-453-7430, aresko@bchhinc.com

New Owner Name and Mailing Address:
BAF Assets 6, LLC
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 8th day of March, 2023, is made and entered into by and between **BAF 2, LLC**, whose forward mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("*Grantor*"), and **BAF Assets 6, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("*Grantee*").

GRANTOR, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys, with covenants of special warranty, unto Grantee, the following real property lying and being in the County of Davidson, in the State of Tennessee, to-wit:

SEE EXHIBIT "A"

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

SUBJECT TO all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; rights of tenants in possession; and the Permitted Exceptions identified on Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

GRANTOR will warrant and defend against all lawful claims of all persons claiming by, through or under Grantor, and no others.

[SIGNATURE PAGE FOLLOWS]

EXECUTED by the undersigned this 1st day of March, 2023.

GRANTOR:

BAF 2, LLC

By: Main Street Renewal LLC
Its: Authorized Signor

By: _____
Name: Jay Eckert
Title: Authorized Signer

STATE OF TEXAS §
COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me this 1st day of March, 2023, by Jay Eckert, as Authorized Signer of Main Street Renewal LLC, the Authorized Signor of BAF 2, LLC, who is personally known to me, and furthermore, the aforementioned person has acknowledged that his signature was his free and voluntary act for the purposes set forth in this instrument.

SEAL:

DESIREE BRIGITTE SUROVIK
Notary ID #131124647
My Commission Expires
May 24, 2025

_____
Notary Public

Commission Expires: 05/24/2025

OATH OF VALUE

I hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$1,378,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT:

BAF Assets 6, LLC

By: Thomas Workman
Name: Thomas Workman
Title: AGENT

STATE OF PENNSYLVANIA §
COUNTY OF ALLEGHENY §

The foregoing instrument was acknowledged before me this 8th day of MARCH, 2023, by THOMAS WORKMAN, as Agent of BAF Assets 6, LLC, who is personally known to me, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

SEAL:

Commonwealth of Pennsylvania - Notary Seal
MIKE A KRIVOSKI - Notary Public
Allegheny County
My Commission Expires April 2, 2025
Commission Number 1391157

Notary Public

Commission Expires: 4/2/2025

Exhibit "A"
Legal Description(s)

TRACT 1:

Lot 140, Plan of Cumberland Station at Wilson Camp, Section 2, as of record in Instrument No. 20020903-0105967, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Grantor by deed recorded 09/19/2022 at Instrument No. 20220919-0104126, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 1821 Wilson Camp Circle, Madison, TN 37115
PARCEL ID: 053 09 0B 058.00
TITLE FILE NO: 904523-1

TRACT 2:

Lot 102 on the Plan of Cherry Hills, Section 10-B of record in Plat Book 5210, Page 139, Register's Office for said County, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Grantor by deed recorded 09/19/2022 at Instrument No. 20220919-0104126, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 3052 Fieldstone Dr, Antioch, TN 37013
PARCEL ID: 150 10 0 041.00
TITLE FILE NO: 892673-1

TRACT 3:

Lot 76 on the Plan of The Country, Section Three of record in Plat Book 5200, Page 44, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Grantor by deed recorded 09/19/2022 at Instrument No. 20220919-0104126, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 3273 Anderson Rd, Antioch, TN 37013
PARCEL ID: 150 03 0 072.00
TITLE FILE NO: 844856-1

Exhibit "A"
Legal Description(s)

TRACT 4:

Lot 73, on the plan of Timbertrail, Section 6, as shown on plat of record in Plat Book 6900, Page 263 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Grantor by deed recorded 09/19/2022 at Instrument No. 20220919-0104126, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 4393 Summertime Dr, Nashville, TN 37207
PARCEL ID: 032 13 0 114.00
TITLE FILE NO: 950588-1

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (1821 WILSON CAMP CIRCLE, MADISON, TN 37115) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Instrument No. 20020903-0105967.

(2) Easement dated 03/25/1976 recorded in Book 5011, Page 962 and Instrument No. D43073 on 04/02/1976.

(3) General Warranty Deed dated 08/27/1997 recorded in Book 10585, Page 496 and Instrument No. 0342421 on 08/28/1997.

(4) Declaration of Restrictive Covenants for Cumberland Station at Wilson Camp dated 10/10/2001 recorded in Instrument No. 20011015-0112096 on 10/15/2001.

(5) Easement dated 10/17/2001 recorded in Instrument No. 20011017-0113082 on 10/17/2001.

(6) First Supplementary Declaration to Declaration of Restrictive Covenants for Cumberland Station at Wilson Camp dated 07/19/2002 recorded in Instrument No. 20020722-0087864 on 07/22/2002.

(7) First Amendment to Declaration of Restrictive Covenants for Cumberland Station at Wilson Camp dated 07/23/2002 recorded in Instrument No. 20020919-0114055 on 09/19/2002.

(8) First Supplementary Declaration to Declaration of Restrictive Covenants for Cumberland Station at Wilson Camp dated 07/19/2002 recorded in Instrument No. 20020919-0114056 on 09/19/2002.

(9) Quitclaim Deed dated 02/02/2003 recorded in Instrument No. 20030214-0020550 on 02/14/2003.

(10) Second Amendment to Declaration of Restrictive Covenants for Cumberland Station at Wilson Camp dated 10/28/2003 recorded in Instrument No. 20031030-0159798 on 10/30/2003.

(11) Second Supplementary Declaration to Declaration of Restrictive Covenants for Cumberland Station at Wilson Camp dated 10/28/2003 recorded in Instrument No. 20031030-0159799 on 10/30/2003.

(12) Third Supplementary Declaration to Declaration of Restrictive Covenants for Cumberland Station at Wilson Camp dated 02/10/2004 recorded in Instrument No. 20040213-0017394 on 02/13/2004.

(13) Easement dated 02/09/2004 recorded in Instrument No. 20040309-0026763 on 03/09/2004.

Exhibit "B"
Permitted Exception(s)

(14) Fourth Supplementary Declaration to Declaration of Restrictive Covenants for Cumberland Station at Wilson Camp dated 11/08/2004 recorded in Instrument No. 20041115-0136852 on 11/15/2004.

(15) Fifth Supplementary Declaration to Declaration of Restrictive Covenants for Cumberland Station at Wilson Camp dated 11/08/2004 recorded in Instrument No. 20041115-0136853 on 11/15/2004.

(16) Sixth Supplementary Declaration to Declaration of Restrictive Covenants for Cumberland Station at Wilson Camp dated 02/08/2006 recorded in Instrument No. 20060213-0017249 on 02/13/2006.

(17) Assignment of Development Rights dated 10/19/2006 recorded in Instrument No. 20061024-0131768 on 10/24/2006.

(18) Supplementary Declaration to Declaration of Restrictive Covenants for Cumberland Station at Wilson Camp (Annexing Section Seven) dated 10/19/2006 recorded in Instrument No. 20061024-0131769 on 10/24/2006.

AS TO TRACT 2 (3052 FIELDSTONE DR, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 5210, Page 139.

(2) Restrictive Covenants Applicable to Section 10-B dated 05/14/1979 recorded in Book 5405, Page 344 and Instrument No. F18483 on 05/14/1979.

AS TO TRACT 3 (3273 ANDERSON RD, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 5200, Page 44.

AS TO TRACT 4 (4393 SUMMERTIME DR, NASHVILLE, TN 37207) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 6900, Page 263.

Tennessee Certification of Electronic Document

I, Tony Jarvis, 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 3-8-2023 (date of document).

Affiant Signature

3-8-2023
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 8th day of March, 2023.

Thomas E Workman
Notary's Signature

MY COMMISSION EXPIRES: 2-10-2025

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
THOMAS E. WORKMAN, Notary Public
Beaver County
My Commission Expires February 10, 2025
Commission Number 1391170