BILL GARRETT, Davidson County
Trans:T20160096307 DEEDWARR
Recvd: 11/01/16 08:49 3 pgs
Fees:18.00 Taxes:703.00
20161101-0115175

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center, Suite 290
Brentwood, TN 37027
16-1694

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7th day of October, 2016

Notary Public
Commission Expires: 6-19-18

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Larry L. Green 304 May Dr. Madison, TN 37115	New Owner	043-06-0-077.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Niseko Real Estate 2015 LLC, a California Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Larry W. Green and Sarah C. Green, joint tenants

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:

LAND in Davidson County, Tennessee, being part of Lot No. 14 on the Plan of Anderson Estates, of record in Book 1130, Page 37, Register's Office for Davidson County, Tennessee, and being identified as Lot No. 55 on the Revised Plan of said Subdivision, not of record, described as follows:

Beginning on the Easterly margin of May Drive, 130 feet North of the Northerly margin of Roosevelt Drive; thence Eastwardly 174 feet along the Northerly line of property conveyed by an instrument of record in Book 2300, Page 463, said Registers Office, to the Westerly line of Lot No. 40; thence with the Westerly line of Lot Nos. 40 and 41, Northwardly 120 feet; thence Westwardly 174 feet to the Easterly margin of May Drive; thence with said Drive; 120 feet to the beginning.

BEING the same property conveyed to Niseko Real Estate 2015, LLC, a California Limited Liability Company, by Quitclaim Deed from Breckenridge Property Fund 2015, LLC, a California Limited Liability Company, dated 5/23/16 and recorded 7/5/16 in Instrument No. 20160705-0068466, Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to Breckenridge Property Fund 2015, LLC, by Substitute Trustee's Deed from Shapiro & Ingle, LLP, as Substitute Trustee, dated 12/8/15 and recorded 12/21/15 in Instrument No. 20151221-0127917, Register's Office for Davidson County, Tennessee. The said Shapiro & Ingle, LLP having been appointed Substitute Trustee by instrument dated 6/26/15 and recorded 6/30/15 in Instrument No. 20150630-0062864, said Register's Office. Being the same property previously conveyed to Stephanie D. King, a single woman, by Special Warranty Deed from Trustmark National Bank, dated 8/25/14 and recorded 9/4/14 in Instrument No. 20140904-0080802, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all

applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 304 May Dr., Madison, TN 37115.

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 and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 7th day of October, 2016.

Niseko Real Estate 2015, LLC, a California Limited Liability Company
By: Wedgewood, LLC, a Delaware limited liability company
Its: Managing Member

By: _____
Gregory L. Geiser, President

STATE OF California see attached
COUNTY OF _____

Before me, the undersigned, _____, for the State and County, aforesaid, personally appeared **Gregory L. Geiser**, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who upon oath acknowledged himself/herself to be the **President of Wedgewood, LLC, a Delaware limited liability company**, and that he as such, **President** being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this _____ day of _____, 2016.

_____
Notary

Commission Expires: _____

Witness my hand and official seal at _____, California this 7th day of October, 2016.

_____
Notary Public
My Commission Expires: _____

(Notary Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On October 6, 2016 before me, M.Gutierrez, a Notary Public
(insert name and title of the officer)

personally appeared Gregory L. Geiser,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

M. GUTIERREZ
Commission # 2041807
Notary Public - California
Los Angeles County
My Comm. Expires Oct 15, 2017

Signature M Gutierrez (Seal)

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