SUCCESSOR TRUSTEE'S DEED

STATE OF California)
COUNTY OF Los Angeles)

The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Breckenridge Property Fund 2016, LLC

Date: 5/12/17

Subscribed and sworn before me this the 12th day of May, 2017.

Notary Public

My commission expires: 9/9/19

E. J. LOPEZ
Commission # 2125800
Notary Public - California
Los Angeles County
My Comm. Expires Sep 9, 2019

BILL GARRETT, Davidson County
Trans:T20170043813 DEEDTRS
Recvd: 05/23/17 13:48 3 pgs
Fees:18.00 Taxes:462.50
20170523-0051235

This instrument was prepared by:
Renee Kammer
50 Peabody Place, Suite 255
Memphis, TN 38103

Return to:
Renee Kammer
50 Peabody Place, Suite 255
Memphis, TN 38103

Address of New Owner	Send Tax Bills To:	Map-Parcel Nos.
Breckenridge Property Fund 2016, LLC 2015 Manhattan Beach Blvd Redondo Beach, CA 90278 (615) 829-3988	Breckenridge Property Fund 2016, LLC 2015 Manhattan Beach Blvd Redondo Beach, CA 90278 (615) 829-3988	Parcel No.: 162 12 0B 049.000

WHEREAS, NORA C GRAHAM, a single person by Deed of Trust (the "Deed of Trust") dated March 7, 2013, recorded as Instrument No. 20130321-0028202, in the Register's Office for Davidson County, Tennessee, conveyed to ROBERT M. WILSON, JR., as Trustee, the hereinafter described real property to secure the payment of a certain Deed of Trust Note (the "Note") described in the Deed of Trust, which note was payable to Mortgage Electronic Registration Systems, Inc. solely for nominee of Bank of America, N.A.;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record as Instrument Number 20170120-0006657 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the Note; and

16-19267

WHEREAS, the owner and holder of the Deed of Trust demanded that the Successor Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Davidson A.M. on March 17, 2017; March 24, 2017; March 31, 2017; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered for sale to the highest bidder for cash, at public outcry, at the Front entrance of the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.m. on April 13, 2017, and Breckenridge Property Fund 2016, LLC (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of One Hundred Twenty-Five Thousand and 00/100 ($125,000.00).

NOW THEREFORE, Renee Kammer in her capacity as Successor Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to Breckenridge Property Fund 2016, LLC, its successors, successors and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN CITY OF ANTIOCH IN THE COUNTY OF DAVIDSON, AND STATE OF TENNESSEE AND BEING DESCRIBED IN A DEED DATED 05/19/2006 AND RECORDED 05/23/2006 AS INSTRUMENT NUMBER 20060523-0060469 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING UNIT NOS. 20A, ON THE PLAN OF FINAL PLAT, VILLAS AT BELLE PARKE, PHASE I, A HORIZONTAL PROPERTY REGIME, OF RECORD IN INSTRUMENT NUMBER 20020913-0111601, AND AS DEFINED IN THE AMENDMENT TO MASTER DEED AND BY-LAWS OF RECORD IN INSTRUMENT NUMBER 20020911-0110959 TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO NORA C. GRAHAM, UNMARRIED, FROM NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES, BY DEED DATED 5/19/2006 AND RECORDED 5/23/2006 IN DEED INSTRUMENT NUMBER 20060523-0060469, IN DAVIDSON COUNTY, TENNESSEE.

MORE COMMONLY KNOWN AS: 1345 BELL RD UNIT 400, ANTIOCH, TN 37013

TO HAVE AND TO HOLD the aforesaid property free from all legal and equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey same. Renee Kammer, as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors, heirs and assigns against lawful claims of all persons claiming by, through or under it, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 18th day of April, 2017 at 11:34A.m. CDT.

Renee Kammer
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state. RENEE KAMMER, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the SUCCESSOR TRUSTEE of the holder (or a constituent of the holder) and is authorized by the holder (or by its constituent, the constituent being authorized by the holder) to execute this instrument on behalf of the holder.

Witness my hand, at Memphis, Tennessee, this 18th day of April, 2017 at 11:35p.m. CDT.

My commission expires: 2/29/20

Notary Public

KAELIN L CANNON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY