BILL GARRETT, Davidson County
Trans:T20170055247 DEEDWARR
Recvd: 06/28/17 11:05 2 pgs
Fees:13.00 Taxes:943.50
20170628-0064969

This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2017060005A

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $255,000.00

Sworn to and subscribed before me this 26th day of June, 2017.

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

E. Mannix

Notary Public Comm exp 1-8-19

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Breckenridge Property Fund 2015 Manhattan Beach Blvd, Ste 100 Redondo Beach, CA 90278	New Owner	072-160-070.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Music City Holdings, LLC, a TX limited liability company** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Breckenridge Property Fund 2016, LLC , a DE limited liability company** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Burchwood Gardens, Section II of record in Plat Book 2900, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 73 begins at a point on the Easterly margin of Valley Park Drive, running Southerly 118 feet along said margin to a point on the common boundary of Lots 73 and 74; thence 119.95 feet Northeasterly along said boundary to a point on the common boundaries of Lots 72, 73 and 74; thence 100.52 feet Northerly along the common boundary of Lots 73 and 72, to a point on the Southerly margin of Berkshire Drive; thence 112.7 feet Southwesterly along said Drive to a concrete monument; thence 39.27 feet Southerly around a curve to the point of beginning.

Being the same property conveyed to Darrin M. Revell, a single man by Warranty deed from Ollie B.Thompson, a widow of record in Instrument No. 20100413-0027830 Register's Office for Davidson County, Tennessee, dated April 02, 2010 and recorded on April 13, 2010

Being the same property conveyed to Music City Holdings, LLC, a TX limited liability company by Warranty deed from Darrin M. Revell and wife, Dana Ravell of record in Instrument No. 20170628-0064968 Register's Office for Davidson County, Tennessee.

This is improved property known as **1924 Berkshire Drive, Nashville, TN 37216.**

This conveyance is made subject to:
Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 26th day of June, 2017.

Music City Holdings, LLC, a TX limited liability company

Mathew Farmer, General Manager

STATE OF TENNESSEE **COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Mathew Farmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the General Manager of Music City Holdings, LLC, the within named bargainor, a limited liability company, and that as such, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this the 26th of June, 2017.

Notary Public

HANNAH CRAIG
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY