THIS INSTRUMENT PREPARED BY: **Champery Real Estate 2015, LLC** *2015 Manhattan Beach Boulevard, Suite 100* *Redondo Beach, CA 90278* *(310) 640-3070* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and **Champery Real Estate 2015, LLC** shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax related counsel.	*STATE OF TENNESSEE]* *COUNTY OF COUNTY]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 9 day of Nov 2017. *Notary Public* *My commission expires:* 4-11-2020

Name and Address of New Owner:
Champery Real Estate 2015, LLC
2015 Manhattan Beach Blvd, Suite 100
Redondo Beach, CA 90278

Send Tax Bills To:
Owner

Street Address of Subject Property:	**Parcel ID:**
2817 Johnson Pass Drive Antioch, TN 37013	149-06-0-132

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Breckenridge Property Fund 2016, LLC**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Champery Real Estate 2015, LLC,** hereinafter called "**GRANTEES,**" his/her/their heirs and assigns, all of his/her/their right, title and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

SEE ATTAACHED EXHIBIT "A" FOR FULL LEGAL DESCRIPTION.

WITNESS my hand this 31st day of October, 2017

Breckenridge Property Fund 2016, LLC
a Delaware limited liability company

By: Wedgewood, LLC
a Delaware limited liability company
Its: Manager

By: _____
Gregory L. Geiser, President

Bill Garrett Davidson County
Batch# 24426 DEEDQC
11/09/2017 12:57:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20171109-0115567

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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 November 2, 2017 before me, Olivia S. Reyes,
Date *Here Insert Name and Title of the Officer*

personally appeared Gregory R. Geiser,
Name(s) of Signer(s)

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.

OLIVIA S. REYES
Notary Public - California
Los Angeles County
Commission # 2210372
My Comm. Expires Sep 11, 2021

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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EXHIBIT "A"

LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 32 ON THE PLAN OF OAKWOOD SUBDIVISION, PHASE SIX, SECTION ONE, OF RECORD IN BOOK 7900, PAGE 419, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR MORE COMPLETE AND ACCURATE DESCRIPTION.

THE SOURCE OF TITLE IS RECORDED AT BOOK 8997 PAGE 58, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE PROPERTY IS NOW OR WAS FORMERLY KNOWN AS 2817 JOHNSON PASS DR, ANTIOCH, TN 37013.

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-11-20

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON