THIS INSTRUMENT PREPARED BY:
Yvette Lyn Meldrum, Esq.
Mid-State Title & Escrow, Inc.
128 Holiday Court, Suite 125
Franklin, Tennessee 37067

MST File No. 2017-1704

Bill Garrett Davidson County
Batch# 28766 DEEDWARRSP
11/21/2017 12:15:30 PM 4 pgs
Fees: $23.00 Taxes: $647.50
20171121-0119558

ADDRESS NEW OWNER
Dorothy Louise Borren etal
c/o Bill Ross
837 Irma Drive, Antioch, TN 37013

SEND TAX BILLS TO:
Same

MAP PARCEL
162-12-0B-049.00CO

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $175,000.00

Affiant

Subscribed and sworn to before me this the 20th day of November, 2017

Notary Public

My Commission Expires: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Breckenridge Property Fund 2016, LLC** hereinafter called "GRANTOR," have bargained and sold, and by these presents do transfer and convey unto **Dorothy Louise Borren and James Michael Borren, joint tenants with rights of survivorship, each as their sole separate property**, hereinafter called "GRANTEE," its successors and assigns, certain real property in Davidson County, State of Tennessee, described as follows (the "Property"):

Land in Davidson County, Tennessee, being Unit No. 20-A on the Plan of a Horizontal Property Regime Phase I, Villas at Belle Parke, of record in Instrument No. 20020913-0111601 and as defined in the Amendment to Master Deed and By-Laws of record in Instrument No. 20020911-0110959, Register's office for Davidson County, Tennessee, to which Plan and Master Deed reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Breckenridge Property Fund 2016, LLC by Successor Trustee's Deed from Renee Kammer, Successor Trustee of record in Instrument No. 20170523-0051235 Register's Office for Davidson County, Tennessee, dated May 18, 2017 and recorded on May 23, 2017.

The Property is transferred subject to these limitations, restrictions, and encumbrances: Subject to all matters shown on the Plan of record as Instrument Number 20020913-0111601 and Instrument No. 20020722-0087814, Register's Office of Davidson County, Tennessee. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Villas at Belle Parke, Phase 1 of record in Instrument Number 20020911-0110959, as amended in Instrument Number 20021025-01309222, Instrument Number 20030515-0066792 and Instrument Number 20040218-0018915, Register's Office for Davidson County, Tennessee. Charter of Villa at Belle Parke Homeowners Association, Inc., of record in Instrument Number 20020911-0110958, in the Register's Office for Davidson County, Tennessee. Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20130517-0050095, in the Register's Office for Davidson County, Tennessee. Easement for Construction and Maintenance of Drainage Facility of record in Book 7838, Page 934, Instrument No, 20011116-0125961, Instrument No. 20020320-0034488, in the Register's Office for Davidson County, Tennessee. Declaration of Drainage Easement of record in Instrument Number 20020322-0035169, in the Register's Office for Davidson County, Tennessee. Landscape Buffer Easement of record in Instrument Number 20011217-0138710, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This is improved property known as 1345 Bell Road, Unit 400, Antioch, TN 37013.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with said GRANTEE that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except as listed herein and representations and limitations as expressly provided for hereby; and GRANTOR does further covenant and bind themselves, their heirs, assigns and representative, to warrant and forever defend the title to the Property to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTOR, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS its hand this, the 16th day of November, 2017

GRANTOR:

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

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Gregory L. Geiser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the President of Wedgewood, LLC, a Delaware limited liability company, which is the Manager of Breckenridge Property Fund 2016, LLC, a Delaware limited liability company, and is authorized to execute this instrument on behalf of the said limited liability company.

WITNESS my hand and seal at office this _____ day of _____, 20____.

_____ Notary Public Expires:_____

SEE ACKNOWLEDGMENT ATTACHED

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 the document.

State of California)
County of Los Angeles)

On November 16, 2017 before me, E.J. Lopez a Notary Public, 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.

Signature _____ (Seal)

My Commission Expires: September 9, 2019

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

True Copy Certification

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 – Yvette Meldrum

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: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021