Bill Garrett Davidson County
Batch# 52507 DEEDWARRSP
01/29/2018 09:43:20 AM 4 pgs
Fees: $23.00 Taxes: $804.75
20180129-0008775

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

MST File No. 2017-1816

| ADDRESS NEW OWNER | SEND TAX BILLS TO: | MAP PARCEL |
|---|---|---|
| Santhosh Kumar Chandran<br>2694 Paradise Dr.<br>Spring Hill, TN 37174 | Same | 094-16-0E-043.00-CO |

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $217,500.00

Affiant

Subscribed and sworn to before me this the 15 day of January, 2018.

Notary Public

My Commission Expires:

FRANCES WYMONETT ROSE
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 22, 2018
COUNTY OF DAVIDSON

**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, a Delaware limited liability company,** hereinafter called "GRANTOR," have bargained and sold, and by these presents do transfer and convey unto **Santhosh Kumar Chandran,** 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 43 on the Plan of Spence Enclave Townhomes, a Planned Unit Development as shown on Exhibit A-2 to the Declaration of Covenants, Conditions and Restrictions establishing the Spence Enclave Townhomes of record as Instrument Number 20061115-0141672 as amended by Instrument Numbers 20061117-0142842, 20061213-0153595 and 20080222-0017508, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.**

**Being the same property conveyed to Breckenridge Property Fund 2016, LLC by Subsitute Trustee's Deed from Larry A Weissman, Trustee of record in Instrument No. 20170713-0070395 Register's Office for Davidson County, Tennessee, dated 06/27/2017 and recorded on 07/13/2017.**

The Property is transferred subject to these limitations, restrictions, and encumbrances: Taxes for the year 2018, a lien not yet due and payable.Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 200611150141672, as amended in Instrument No. 200611170142842, Instrument No. 200612130153595, Instrument No. 200802220017508, Instrument No. 200804230041404, Instrument No. 200805070047102, Instrument No. 201004270031915, and Instrument No. 201211160105801, Register's Office for Davidson County, Tennessee, Storm Water Detention Agreement of record in Instrument Number 20051219-0151715, in the Register's Office for Davidson County, Tennessee. Exception to Easement of record in Instrument Number 20060210-0016418 and Instrument No. 20060210-0016424, in the Register's Office for Davidson County, Tennessee. Inspection and Maintenance Agreement of record in Instrument Number 20080409-0035677, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Water and Sanitary Sewer of record in Instrument Number 20091022-0097490, in the Register's Office for Davidson County, Tennessee. Easement for Electric Power Line granted to Tennessee Electric Power Company of record in Book 437, Page 45, Book 2026, page 616, and Book 437, page 54, in the Register's Office for Davidson County, Tennessee. Easement for electric power transmission lines granted to United States of America of record in Book 1814, Page 597, and Book 1814, page 594,, in the Register's Office for Davidson County, Tennessee. Easement for Water Mains of record in Book 722, Page 271, in the Register's Office for Davidson County, Tennessee. Slope Easement of record in Book 5015, Page 699 and Book 5451, Page 769, in the Register's Office for Davidson County, Tennessee. Easement for right-of-way of Lebanon Pike granted to State of Tennessee of record in Book 2704, Page 419, in the Register's Office for Davidson County, Tennessee. Sign lease between Lamar Corporation (as Lessee) and Jennie Peek (as Lessor) of record in Book 7672, Page 112, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5666, Page 656, in the Register's Office for Davidson County, Tennessee. Drainage Easement of record in Book 5451, Page 769, 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 762 Spence Enclave Lane, Nashville, TN 37210.

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 8th day of January, 2018

**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 January 8, 2018 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

