Record and Return To:
Realty Title & Escrow Company, Inc.
6525 N. Quail Hollow Rd. #115
Memphis, TN 38120
P: (901) 260-4055
RT File No. 18110093
TG No.: 6865455
Tribeca No. 272087

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

MST File No. 2018-0367

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP PARCEL
Property Owner 5, LLC	Property Owner 5, LLC	149-06- 132.00
PO Box 4090	P.O. Box 4090	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	

STATE OF ~~Tennessee~~ California
COUNTY OF ~~Shelby~~ Los Angeles

The actual consideration or value, whichever is greater, for this transfer is $222,000.00

Affiant

Subscribed and sworn to before me this the 29th day of March, 2018

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

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, **Champery Real Estate 2015, LLC a California Limited Liability Company** hereinafter called "GRANTOR," have bargained and sold, and by these presents do transfer and convey unto **Property Owner 5, LLC, a Delaware Limited Liability Company**, 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 Lot No. 32 on the Plan of Oakwood Subdivision, Phase Six, Section One of record in Plat Book 7900, Page 419, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for more complete and accurate description.

Bill Garrett Davidson County
Batch# 76277 DEEDWARRSP
04/04/2018 12:35:57 PM 4 pgs
Fees: $23.00 Taxes: $821.40
20180404-0031662

Being the same property conveyed to Champery Real Estate 2015, LLC by Quitclaim deed from Breckenridge Property Fund 2016, LLC of record in Instrument No. 20171109-0115567 Register's Office for Davidson County, Tennessee, dated October 31, 2017 and recorded on November 09, 2017.

The Property is transferred subject to these limitations, restrictions, and encumbrances: Taxes for the year 2018, a lien not yet due and payable, prorated and assumed by the Grantee, Subject to all matters shown on the Plan of record in Plat Book 7900, Page 419 and Instrument of Correction of record in Book 8705, Page 870, Register's Office for Davidson County, Tennessee, Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7981, Page 478, Book 8038, Page 838, Book 8313, Page 17, Book 9781, Page 987, Book 9781, Page 991 and in Book 10650, Page 785, Register's Office for Davidson County, Tennessee,Charter for Oakwood Homeowner's Association of record in Book 7981, Page 474, Book 7954, Page 508 and Book 8013, Page 624, in the Register's Office for Davidson County, Tennessee, Dedication of Landscape Easement of record in Book 9428, Page 448, in the Register's Office for Davidson County, Tennessee and Subject to rights of others in and to the common areas and/or elements.

This is improved property known as 2817 Johnson Pass Drive, 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 _____ day of _____, 2018

GRANTOR:

Champery Real Estate 2015, LLC a California Limited Liability Company

By: Wedgewood LLC, a Delaware Limited Liability Company, Its Manager

BY: _____
Gregory L Geiser, Manager

STATE OF _____

COUNTY OF _____

Before me, the undersigned notary public of the State and County mentioned, personally appeared Gregory L. Geiser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Manager of Champery Real Estate 2015, LLC, the within named bargainor, a limited liability company, and that as such Manager executed the foregoing instrument for the purposes therein contained by signing on behalf of the limited liability company as Manager.

Witness my hand and official seal at office, this _____ day of_____, 20____.

_____

SEE ACKNOWLEDGMENT ATTACHED Notary Public My commission expires:

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 March 29, 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

