Bill Garrett Davidson County
Batch# 107174 DEEDWARR
06/21/2018 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $658.60
20180621-0059981

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

MST File No. 2018-0762

ADDRESS NEW OWNER
Grant Stephens England, etux
1021 Hammack Ct
Nashville, TN 37214

SEND TAX BILLS TO:
Bank of TN
301 E. Center St
Kingsport, TN 37660

MAP PARCEL
108-16-0-159.00

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

The actual consideration or value, whichever is greater, for this transfer is $178,000.00

Affiant

Subscribed and sworn to before me this the 19 day of June, 2018

Notary Public

My Commission Expires: Oct. 15, 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, a Delaware limited liability company**, hereinafter called "GRANTOR," have bargained and sold, and by these presents do transfer and convey unto **Grant Stephens England and Ashley Evans England, husband and wife**, 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. 70A on the Plan of Zone Lot Division, Percy Priest Woods, of Lots 53, 55, 70, 71, 72, 73, & 74, Revised Section 3 of record in Plat Book 6250, Page 583, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Breckenridge Property Fund 2016, LLC by Substitute Trustee's Deed from Shapiro & Ingle, LLP, as Substitute Trustee, of record in Instrument Number 20171018-0106628, Register's Office for Davidson County, Tennessee, dated October 16, 2017 and recorded on October 18, 2017.

The Property is transferred subject to these limitations, restrictions, and encumbrances: Taxes for the year 2018, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 6250, Page 583 and amending in Plat Book 5200, Page 789, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 5984, Page 865, amended in Book 6020, Page 270, Book 6353, Page 307, and Book 6560, Page 667, in the Register's Office for Davidson County, Tennessee

This is improved property known as 1021 Hammock Court Nashville, Tennessee 37214.

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 18th day of June, 2018

GRANTOR:

Breckenridge Property Fund 2016, LLC, a Delaware Limited Liability Company

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

By: _____
Wade Bradenberger, Title: Vice President

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 that document.

State of California
County of Los Angeles)

On June 19, 2018 before me, M.Gutierrez, a Notary Public
(insert name and title of the officer)

personally appeared Wade Brandenberger,
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.

M. GUTIERREZ
Notary Public - California
Los Angeles County
Commission # 2214741
My Comm. Expires Oct 15, 2021

Signature _____ (Seal)

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