(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180516167

Bill Garrett Davidson County
Batch# 112325 DEEDWARR
07/03/2018 12:05:56 PM 2 pgs
Fees: $13.00 Taxes: $12,210.00
20180703-0064474

A. SCOTT HUBBARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $3,300,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of June, 2018.

Notary Public
My Commission Expires: 11-23-20

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
SDNashville Real Estate Group, LLC PO Box 9398 Rancho Santa Fe, CA 92067	New Owner	Tax Parcel ID No. 118-03-0A-101.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Phillip Breeden and Jeanette Breeden, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **SDNashville Real Estate Group, LLC**, a Nevada Limited Liability Company, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

The following described tract [parcel] of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Berrywood Subdivision, Section No. 2, of record in Book No. 3106, Page No. 14, as amended by Amendment to Plat of record in Instrument No. 20071206-0141323, and by Ordinance 2009-374 of the City of Berry Hill of record in Instrument No. 20110328-0023792, all in the Register's Office for Davidson County, Tennessee, and to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed by Quitclaim Deed from William Timothy Hill, Trustee to Phillip Breeden et ux Jeanette Breeden, as recorded on the 20th day of March, 2012 in Instrument No. 20120320-0023685 and Warranty Deed from David Wood to Phillip Breeden and wife, Jeanette Breeden, as recorded on the 4th day of April, 2011 in Instrument No. 20110404-0025655, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Annotated 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Berrywood Subdivision, Section No. 2, as

recorded in Plat Book 3106, Page(s) 14, Amended at Instrument No. 20071206-0141323.

Charter of Berrywood Place Office Condominiums recorded at Instrument Nos. 20080604-0057007 and 20090202-0008733.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BERRYWOOD PLACE OFFICE CONDOMINIUMS of record in Instrument No. 20080604-0057008 and Instrument No. 20071206-0141323 (Terminated at Instrument No. 20120320-0023684); also subject to easements, rights and interests 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 building thereon.

Easement for Stormwater Maintenance Agreement, recorded in Instrument No. 20090707-0063364.

Ordinance recorded at Instrument No. 20110328-0023792.

This is improved property located at 615 Berry Road Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of June, 2018.

Phillip Breeden

Jeanette Breeden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Phillip Breeden and Jeanette Breeden, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 2018.

Notary Public

My Commission Expires: _____

RICHARD LOUIS RIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 6, 2021