Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville. TN 37215

Bill Garrett Davidson County
Batch# 124862 DEEDWARRSP
08/06/2018 11:51:59 AM 3 pgs
Fees: $18.00 Taxes: $795.50

20180806-0076996

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

MST File No. 2018-0976

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP PARCEL
James Randall Swann, etux 700 Church Street #508 Nashville, TN 37203	79 Suzanne Drive Santa Rosa Beach, FL 32459 New Owner	036B-C-014.00

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

The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Affiant

Subscribed and sworn to before me this the 30 day of July 2018

Notary Public

My Commission Expires: May 11, 2022

K. BROOKS
Notary Public - California
Los Angeles County
Commission # 2242118
My Comm. Expires May 11, 2022

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 **James Randall Swann and Debbie C. Swann, husband and wife,** hereinafter called "GRANTEE," its successors and assigns, certain real property in Davidson County, State of Tennessee, described as follows (the "Property"):

A certain condominium located in Davidson County, Tennessee, being Unit No. 508 of Bennie Dillon, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Bennie Dillon, a Condominium of record in Instrument Number 20051215-0150617, with Attorney's Certificate in Instrument No. 20051215-0150619, and as amended in Instrument

No. 20060801-0093636, Instrument No. 20110513-0036910, Instrument No. 20110725-0056667, Instrument No. 20120927-0087986 and Instrument No. 20121217-0116226 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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, though, or upon the land embracing the regime and buildings thereof; said Unit being depicted on to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Breckenridge Property Fund 2016, LLC by Substitute Trustee's Deed from Rubin Lublin TN, PLLC of record in Instrument No. 20180206-0011903 Register's Office for Davidson County, Tennessee, dated January 24, 2018 and recorded on January 06, 2018.

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 appearing of public record.

This is improved property known as 700 Church Street #508, Nashville, TN 37203

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 30 day of July 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 California

COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Gregory L. Geiser, President, 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 30 day of July, 2018.

K. Brooks

Notary Public Expires: May 11, 2022

K. BROOKS
Notary Public - California
Los Angeles County
Commission # 2242118
My Comm. Expires May 11, 2022