Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027

B18-1912

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,723.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS September 7, 2018.

Notary Public
Commission Expires: 12/15/21

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Karen Y Johnson Davidson County
Batch# 140872 DEEDWARR
09/14/2018 12:39:39 PM 2 pgs
Fees: $13.00 Taxes: $568.78
20180914-0091470

Address of New Owner	Send Tax Bills To:	Map & Parcel
Breckenridge Property Fund 2016, LLC 2015 Manhattan Beach Blvd. Suite 100 Redondo Beach, CA 90278	SAME AS BUYER	119-02-0-072.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Emmy Hendrick, Trustee of The 200 Stirton Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Breckenridge Property Fund 2016, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Cunningham Heights of record in Plat Book 2331, Page 76, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 30 fronts 86.77 feet on the North side of Stratton Road and runs back 184 feet on the West line and 189.08 feet on the East line to a dead line in the rear on which it measures 65.10 feet.

Being the same property conveyed to Emmy Hendrick, as Trustee for The 200 Stirton Trust by Warranty deed from Richard D. Tidwell and wife, Shelia A. Tidwell (erroniously spelled as Sheilia Tidwell on Prior Deed) of record in Instrument No. 20180813-0079559 Register's Office for Davidson County, Tennessee, dated August 09, 2018 and recorded on August 13, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **200 Stirton Road, Nashville, TN 37210.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the September 7, 2018.

The 200 Stirton Trust

Emmy Hendrick
Trustee

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Emmy Hendrick, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Trustee of The 200 Stirton Trust the within named bargainor, and that her as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this September 7, 2018.

LAUREN LAMBERTH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission Expires: 05-23-21

(Notary Seal)