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

MST File No. 2018-1167

Karen Y Johnson Davidson County
Batch# 154002 DEEDWARRSP
10/25/2018 10:09:52 AM 4 pgs
Fees: $23.00 Taxes: $628.63
20181025-0105724

| ADDRESS NEW OWNER | SEND TAX BILLS TO: | MAP PARCEL |
|---|---|---|
| Angela G Rife | FIRST BANK | 096-16-0A-092.00-CO |
| 147 Lakebrink Dr | 318 SEABOARD LN STE 205 | |
| Nashville, TN 37214 | Franklin, TN 37067 | |

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $169,900.00

Affiant

Subscribed and sworn to before me this the 23rd day of October, 2018

Notary Public

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 9/16/2020

## 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 **Angela G Rife, an unmarried woman**, 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. 91 on the Plan of Larchwood Phase 1-C, Section 4 of record in Plat Book 8250, Page 812, 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 Brenckenridge Property Fund 2016, LLC, a Delaware Limited Liability Company by Warranty deed from**

**William Torrence of record in Instrument No. 20180802-0075770 Register's Office for Davidson County, Tennessee, dated July 31, 2018 and recorded on August 02, 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 shown on the Plan of record in Plat Book 8250, Page 812, said Register's Office. Restrictive Covenants of record in Book 6299, Page 152, as re-recorded in Book 6301, page 82, and as amended in Book 6391, page 449, Book 7792, page 540, and in Book 8032, page 432, said Register' Office; By-Laws of record in Book 6299, Page 166, as re-recorded in Book 6301, page 96, and as amended in Book 6391, page 459, Book 6873, page 939, and in Book 7271, page 342, said Register's Office and all matters appearing of public record.

This is improved property known as 147 Lakebrink Drive, Nashville, TN 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 19th day of October, 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 _____

COUNTY OF _____

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 _____ day of _____, 20____.

_____ See attached

Notary Public 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 October 19, 2018 before me, K.Brooks 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 K. Brooks (Seal)

My Commission Expires: May 11, 2022

