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

MST File No. 2018-1698

Karen Johnson Davidson County
Batch# 186541 **DEEDWARRSP**
01/22/2019 10:11:38 AM 4 pgs
Fees: $23.00 Taxes: $1,320.90

20190122-0005833

ADDRESS NEW OWNER
William Senese & Erika Senese
1207 Jaxon Drive
Nashville TN 37215

SEND TAX BILLS TO:
new owner

MAP PARCEL
072-16-0-070.00

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $357,000.00

Affiant

Subscribed and sworn to before me this the 18th day of January, 2019

Notary Public

My Commission Expires: 7/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 **William Senese and Erika Senese, 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. 73 on the Plan of Burchwood Gardens, Section II of record in Book 2900, Page 66, 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. 73 begins at a point on the Easterly margin of Valley Park Drive, running Southerly 118 feet along said margin to a point on the common boundary of Lots

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-WRES-18-01924

73 and 74; thence 119.95 feet Northeasterly along said boundary to a point on the common boundaries of Lots 72, 73 and 74; thence 100.52 feet Northerly along the common boundary of Lots 73 and 72, to a point on the Southerly margin of Berkshire Drive; thence 112.7 feet Southwesterly along said Drive to a concrete monument; thence 39.27 feet Southerly around a curve to the point of beginning.

Being the same property conveyed to Breckenridge Property Fund 2016, LLC, a DE limited liability company by Warranty Deed from Music City Holdings, LLC, a TX limited liability company of record in Instrument No. 20170628-0064969, Register's Office for Davidson County, Tennessee, dated June 26, 2017 and recorded on June 28, 2017.

The Property is transferred subject to these limitations, restrictions, and encumbrances: Property Taxes for the year 2019.Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 3000, page 528, Register's Office and All matters shown on the Plat of record in Plat Book 2900, page 66, said Register's Office, Deeds of Conveyance to Metro for Water Mains of record in Book 3069, page 40, said Register's Office.

This is improved property known as 1924 Berkshire Drive, Nashville, TN 37216.

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 16th day of January 2019

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, 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____.

_____

Notary Public Expires:_____

SEE ATTACHED

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 January 16 th. 2019 before me, C. Hernandez 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 _____ (Seal)

My Commission Expires: May 11, 2022

C. HERNANDEZ
Notary Public - California
Los Angeles County
Commission # 2242020
My Comm. Expires May 11, 2022