Commitment Number: 190760410

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

Karen Johnson Davidson County
Batch# 353321 DEEDWARR
02/04/2020 01:07:30 PM 5 pgs
Fees: $28.00 Taxes: $998.63
20200204-0012972

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
STEPHEN BODIE, 8120 Luree Lane, Hermitage, TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 07514002200

GENERAL WARRANTY DEED

BRECKENRIDGE PROPERTY FUND 2016, LLC, whose mailing address is **2015 MANHATTAN BEACH BLVD, #100, REDONDO BEACH, CA 90278**, hereinafter grantor, for $269,900.00 (Two Hundred Sixty Nine Thousand Nine Hundred Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **STEPHEN BODIE**, hereinafter grantee, whose tax mailing address is 8120 Luree Lane, Hermitage, TN 37076, the following real property:

LAND IN THE 4TH CIVIL DISTRICT OF DAVISON COUNTY, BEING LOT NO. 174 ON THE PLAT OF HERMITAGE ESTATES, SECTION 4, BEING A RESUBDIVISION OF LOT 174 AND RESERVED PARCELS "J", "K", ON THE PLAN OF HERMITAGE ESTATES, SECTION I, OF RECORD IN PLAT BOOK 3700, PAGE 148, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 174 FRONTS 161.4 FEET ON THE NORTH MARGIN OF LUREE DRIVE AND EXTENDS BACK 161.3 FEET ON' THE EAST LINE AND 138.15 FEET ON THE WEST LINE, WHICH IS A BROKEN LINE, TO A LINE ON THE RARE ON WHICH IT MEASURES 127.8 FEET. BEING THE SAME PROPERTY CONVEYED TO MONICA R. DONOVAN-JACO AND JOSEPH JACO, HUSBAND AND WIFE, AND ROBERT M. DONOVAN, A MARRIED MAN, BY

WARRANTY DEED FROM TROY E. RAYMER AND WIFE, DAWN RAYMER, OF RECORD IN INSTRUMENT NO.: 20160505-0044574, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY AS CONVEYED FROM RUBIN LUBLIN TN, PLLC, SUBSTITUTE TRUSTEE TO BRECKENRIDGE PROPERTY FUND 2016, LLC AS DESCRIBED IN FORECLOSURE DEED, DATED 02/22/2019, RECORDED 03/19/2019, IN INSTRUMENT 20190319-0024839, DAVIDSON COUNTY RECORDS. TAX ID: 07514002200
Property Address is: 8126 Luree Ln, Hermitage, TN 37076

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Substitute Trustee's Deed Instrument No. 20190319-0024839 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 07514002200

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on January 3rd, 2020.

BRECKENRIDGE PROPERTY FUND 2016, LLC

By: _____

Print Name: Darin Pohl

Title: Authorized Agent

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 that document.

State of California

County of Los Angeles

On January 3, 2020 before me, C. Hernandez, a Notary Public (insert Name of Notary Public and Title, personally appeared Darin Pohl 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 or capacities, 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.

C. H

(SIGNATURE OF NOTARY)

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

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Pennsylvania
County of Allegheny

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $269,900.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 3rd day of February, 2020.

Affiant

Dana Martin
Print Name

(Seal)

Notary Public

My commission expires:

April 13, 2023

Charles E. Hogue Jr.
Print Name

Commonwealth of Pennsylvania - Notary Seal
Charles E. Hogue Jr., Notary Public
Allegheny County
My commission expires April 13, 2023
Commission number 1289872
Member, Pennsylvania Association of Notaries

True Copy Certification

I, Heidi Jones, do hereby make oath that I am a licensed attorney, and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Heidi Jones

Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Karen Rose Hall a notary public for this county and state, Heidi Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Karen Rose Hall

Notary's Signature

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Karen Rose Hall, Notary Public
Center Twp., Beaver County
My Commission Expires Aug. 21, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary Seal