Karen Johnson Davidson County
Batch# 371038 DEEDWARR
03/11/2020 10:32:33 AM 5 pgs
Fees: $28.00 Taxes: $878.75
20200311-0027319

Commitment Number 190905285
Seller's Loan Number; 200 Stirton Road

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

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:
NICHOLLE LARSON, 210 Stirton Road, Nashville, TN 37210

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
119 02 0 072.00

GENERAL WARRANTY DEED

BRECKENRIDGE PROPERTY FUND 2016, LLC whose mailing address is 2015 MANHATTAN BEACH BLVD, #100, REDONDO BEACH, CA 90278, hereinafter grantor, for $237,500.00 (Two Hundred Thirty Seven Thousand Five Hundred Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **NICHOLLE LARSON, an unmarried woman**, hereinafter grantee, whose tax mailing address is 210 Stirton Road, Nashville, TN 37210, the following real property:

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 AS CONVEYED FROM EMMY HENDRICK, TRUSTEE OF THE 200 STIRTON TRUST TO BRECKENRIDGE PROPERTY FUND 2016, LLC IN DEED DATED 09/07/2018, RECORDED 09/14/2018 IN

INSTRUMENT NO. 20180914-0091470, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. TAX ID: 119 02 0 072.00
Property Address is: 200 Stirton Road, Nashville, TN 37210

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Warranty Deed recorded at Instrument No. 20180914-0091470 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 119 02 0 072.00

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 December 17, 2019:

BRECKENRIDGE PROPERTY FUND 2016, LLC

By: _____

Name: Gregory L Geiser

Its: Authorized Agent

STATE OF _____
COUNTY OF _____

SEE ATTACHED

The foregoing instrument was acknowledged before me on _____, 20____ by _____ its _____ on behalf of **BRECKENRIDGE PROPERTY FUND 2016, LLC** who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

_____
Notary Public

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)

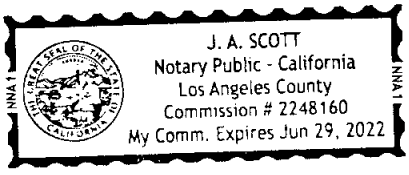
On December 17, 2019 before me, J. A. Scott a Notary Public, personally appeared Gregory L. Geiser, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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 J. A. Scott (Seal)

My Commission Expires: June 29, 2022



Maximum principal indebtedness for Tennessee recording tax purposes is $237,500.00

State of Tennessee

County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $237,500.00, 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 the 29th day of January, 2020.

Affiant

Notary Public
My Commission Expires: 06-24-2023

April G. Nichols
State of Tennessee Notary Public
Williamson County