WARRANTY DEED

Karen Johnson Davidson County
Batch# 626059 DEEDWARR
04/30/2021 08:39:30 AM 2 pgs
Fees: $13.00 Taxes: $788.10
20210430-0057958

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of April, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Breckenridge Property Fund 2016, LLCBreckenridge Property Fund 2016, LLC, a Delaware limited liability company	Breckenridge Property Fund 2016, LLCBreckenridge Property Fund 2016, LLC, a Delaware limited liability company	16203002900
(NAME)	(NAME)	
2015 Manhattan Beach Blvd., Ste 100	2015 Manhattan Beach Blvd., Ste 100	
(ADDRESS)	(ADDRESS)	
Redondo Beach, CA 90278	Redondo Beach, CA 90278	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20211018

For and 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, **Gary L. McFarlin and wife, Marie A. McFarlin** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Breckenridge Property Fund 2016, LLC, Breckenridge Property Fund 2016, LLC, a Delaware limited liability company**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Lot No. 122 on the Plan of Apache Hills, Section III, as shown on plat of record in Book 4175, page 9, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Gary L. McFarlin and Marie G. McFarlin by Warranty Deed from Thomas B. Christianson, Jr. and Donna W. Christianson dated October 8, 1974 and filed of record in Book 4858, page 808, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 4225, page 657; Book 4361, page 162 and Book 4454, page 301, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 4860 Cimarron Way, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 22nd day of April, 2021.

X Gary L. McFarlin
Gary L. McFarlin

X Marie A. McFarlin
Marie A. McFarlin

STATE OF ~~Tennessee~~ Florida)
County OF ~~Sumner~~ Clay)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Gary L. McFarlin and Marie A. McFarlin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~23rd~~ 22nd of April, 2021.

Ashley Craven
Notary Public
My Commission Expires: 3/31/2024

ASHLEY CRAVEN
MY COMMISSION #GG974898
EXPIRES: MAR 31, 2024
Bonded through 1st State Insurance

True Copy Certification

I, John A. Bell Jr., 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.

Signature

State of TN
County of Davidson
Personally appeared before me, Leah Moore a notary public for this county and state, John A. Bell Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01-06-2025
Notary Seal (if on paper):

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025