RECORDING INFO	STATE OF Tennessee) COUNTY OF Davidson)
Karen Johnson Davidson County Batch# 774080 DEEDWARRSP 12/15/2021 10:50:30 AM 4 pgs Fees: $23.00 Taxes: $2,960.00 20211215-0165568	The actual consideration for this transfer or value of property transferred (whichever is greater) is $800,000.00. Edward Reed Affiant Sworn to and subscribed before me this 9th day of December, 2021. Cynthia C. Jones Notary Public My Commission Expires: 5-7-24
PREPARED BY AND RETURN TO: Webb Sanders PLLC 3037A Highway 31W P.O. Box 887 White House, TN 37188	

CAROLINE C. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Breco Holdings, LLC 801 Curtiswood Ln. Nashville, TN 37204	New Owner	11909000400

THIS SPECIAL WARRANTY DEED is made and effective as of the 10th day of December, 2021 (the "***Effective Date***"), by and between:

TRUXTON TRUST COMPANY, Successor Trustee of the FRANK F. CHALFONT REVOCABLE TRUST, U/A/D March 9, 2016 ("***Grantor***"); and

BRECO HOLDINGS, LLC, a Tennessee limited liability company ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the real estate situated in the County of Davidson, State of Tennessee, more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "***Property***").

This is improved property commonly known as 2637 Grandview Ave., Nashville, TN 37211.

This conveyance is being made subject to:

1. Taxes for the year 2021, a lien due and payable, but not yet delinquent.

2. Taxes for the year 2022 and subsequent years, a lien not yet due and payable.

3. All matters shown on the Plan of record in Plat Book 421, Page 153, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above or as otherwise set forth herein, the Property is free from all encumbrances made by Grantor. Grantor further covenants and binds itself to warrant and defend to Grantee forever the title to the Property against the lawful claims of all persons whomsoever claiming by, through, or under Grantor, but not otherwise, and excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

TRUXTON TRUST COMPANY, Successor Trustee of the Frank F. Chalfont Revocable Trust, U/A/D March 9, 2016

By: _____
Name: Shannon Buckner
Its: Senior Vice President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, SHANNON BUCKNER, 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, and who further acknowledged that such person is the Senior Vice President of Truxton Trust Company, the Successor Trustee of the Frank F. Chalfont Revocable Trust, U/A/D March 9, 2016, and is authorized and empowered to execute this instrument on behalf of such company as its free act and deed.

Witness my hand, at office, this 9th day of December, 2021.

_____
Notary Public

My Commission Expires: 3/3/2025

KRISTI PARKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 03, 2025

EXHIBIT A
LEGAL DESCRIPTION

Being Lot No. 3 on the map showing subdivision of Hughes Residence lot and a subdivision of lots nos. 57, 58, 59, 60, 70, 71, 72, and 73, including alley in rear of said lot in the subdivision of Edenwold Park, as of record in Book 421, page 153, Register's Office for said county, described as follows:

Beginning on the westerly margin of Grandview Avenue, formerly Marshall Avenue, at the corner of lots nos. 2 and 3 and running thence with the westerly margin of said avenue, northwardly 50 feet to the corner of lots nos. 3 and 4; thence with the dividing line between lots 3 and 4 in a southwesterly direction, 259 feet and continuing with said dividing line, Westwardly 126 feet to the easterly margin of said alley; thence with the easterly margin of said alley, southwardly 50 feet to the corner of lots 2 and 3; thence with the dividing line between said lots 2 and 3 eastwardly 136.9 feet; thence continuing with said line, in a northeasterly direction 269.2 feet to the point of beginning.

Being the same property conveyed to Frank F. Chalfont, Trustee of The Frank F. Chalfont Revocable Trust U/A/D March 9, 2016 by deed of record in Instrument No. 20190109-0002392 Register's Office for Davidson County, Tennessee. Frank F. Chalfont died January 15, 2019, and per the Trust Agreement, Truxton Trust became the Successor Trustee upon the Decedent's death. See Case No. 21P877 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division.

Tennessee Certification of Electronic Document

I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/10/21 (date of document).

Affiant Signature

12/10/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10th day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

