This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Montgomery

Actual consideration or value, whichever is greater is $240,000.00

Affiant

Subscribed and sworn before me this the 17th day of December, 2021

Notary Public
My commission expires: 1.19.25

KATHERINE PEARCE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 778941 DEEDWARR
12/22/2021 02:30:25 PM 2 pgs
Fees: $13.00 Taxes: $888.00
20211222-0169397

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Breckenridge Property Fund 2016, LLC 426 Hadleys Bend Blvd Old Hickory, TN 37138	2320 Potosi Street Ste 130 Las Vegas, NV 89146	063-08-0 007.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, EDWARD AL PALMER, JR. AND CHASITY LIN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BRECKENRIDGE PROPERTY FUND 2016, LLC, A DELAWARE LIMITED LIABILITY COMPANY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 15 and 16, Block "U" on the Plan of Map of Hadley's Bend City of record in Plat Book 421, Page 120, 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 Lots 15 and 16 front together 50 feet on the westerly side of Hadley Bend Boulevard and extend back between parallel lines 10 feet to a dead line.

Being the same property conveyed to Edward Al Palmer, Jr. and Chasity Lin, as joint tenants with rights of survivorship, by Warranty Deed from Caroline S. Palmer-Honeycutt, formerly known as Caroline S. Palmer, unmarried, dated 08/01/2019, of record in Instrument Number 20190802-0076670, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 426 Hadleys Bend Blvd, Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. 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 my hand this the 17th day of December, 2021.

Edward Al Palmer, Jr.

Chasity Lin

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Edward Al Palmer, Jr. and Chasity A. Lin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of December, 2021.

My commission expires:
9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY