Prepared By/Mail Tax Statements To:
Erika Knigge
National Asset Advisors, LLC
PO Box 1996
Irmo, SC 29063

After Recording Return To:
National Asset Advisors, LLC
PO Box 1996
Irmo, SC 29063

Davidson County DEEDQC
Recvd: 01/28/16 15:21 5 pgs
Fees:27.00 Taxes:0.00
20160128-0008510

Grantee Address: SG Capital Partners LLC, One Dock Street, Suite 501, Stamford, Connecticut 06902

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
8107034400

QUIT CLAIM DEED

HARBOUR PORTFOLIO VII, LP, a Limited Partnership organized and existing under the laws of the State of Texas, whose mailing address is 8214 Westchester Dr., Suite 635, Dallas, TX 75225, Grantor, for $17,437.91 (Seventeen Thousand Four Hundred Thirty-Seven Dollars and 91/100) in consideration paid, forever remises, releases and quitclaims to SG CAPITAL PARTNERS LLC, a Limited Liability Company organized and existing under the laws of the State of Delaware, Grantee, whose tax mailing address is One Dock Street, Suite 501, Stamford, CT 06902, all the right, title, interest and claim which the Grantor has in and to the following real property:

See Exhibit "A"

Notwithstanding anything herein to the contrary, there is, excepted from this conveyance and reserved unto Grantor and its successors and assigns all of the oil, gas and other mineral interests of whatsoever kind or nature in, on, under and that may be produced from the Property not previously conveyed or reserved of record, and all rights pertaining thereto; provided, however, Grantor waives and relinquishes any and all rights to the use of the surface of the land conveyed hereby for exploration, development and/or production of such minerals.

Property Address: 1903 12th Avenue North, Nashville, TN 37208
Parcel No.: 8107034400
Prior Instrument Reference: 20111028-0084160

Subject to easements, restrictions and reservations of record.

To have and to hold, the above quitclaimed premises, together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, to the said Grantee, her heirs, successors and assigns, forever.

IN WITNESS WHEREOF, I, the undersigned David W. Campbell in my capacity as Attorney-in-Fact for Harbour Portfolio VII, LP have hereunto set my Hand and Seal on the 8th day of December, 2015.

HARBOUR PORTFOLIO VII, LP

By: David W. Campbell
Its: Attorney-in-Fact

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Tamra Radford

Deidre Thomas

State SOUTH CAROLINA)
SS
County of LEXINGTON)

The foregoing instrument was acknowledged before me this 8th day of December, 2015, by David W. Campbell, Attorney-In-Fact for Harbour Portfolio VII, LP, who is personally known to me to be the same person who executed the within instrument, and said person duly acknowledged execution of the instrument to be the free act and deed of the corporation.

Notary Public for South Carolina
My commission expires: 11-19-23

KAYLA MCLAUCHLIN
My Commission Expires
NOTARY PUBLIC
11-19-2023
SOUTH CAROLINA

Exhibit "A"
Legal Description

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS FOLLOWS: BEING LOT NO. 91, ON THE PLAN OF CEPHAS WOODARD SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 161, PAGE 174, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION. BEING THE SAME PROPERTY AS CONVEYED FROM J.P. SELLERS, CO-TRUSTEE TO FEDERAL NATIONAL MORTGAGE ASSOCIATION, AS DESCRIBED IN DOC NO: 20110617-0046428, DATED 06/13/2011, RECORDED 06/17/2011 IN DAVIDSON COUNTY RECORDS.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)

Primary Parcel: _____ - _____ - _____ - _____
BOOK MAP PARCEL SPLIT LETTER

Does this sale include any parcels that are being split / divided?

Check one: Yes ☐ No ☐

How many parcels, other than the Primary Parcel, are included in this sale? _____

Please list the additional parcels below (no more than four):

(1) _____ (3) _____

(2) _____ (4) _____

9. *FOR OFFICIAL USE ONLY: Buyer and Seller leave blank*

(a) County of Recordation: _____

(b) Docket & Page Number: _____

(c) Date of Recording: _____

(d) Fee / Recording Number: _____

Validation Codes:

(e) ASSESSOR _____ (f) DOR _____

ASSESSOR'S USE ONLY

Verify Primary Parcel in Item 1: _____ - _____ - _____ - _____

Use Code: **Full Cash Value: $**

2. SELLER'S NAME AND ADDRESS:

Harbour Portfolio VII, LP
8214 Westchester, Suite 635
Dallas, TX 75225

3. (a) BUYER'S NAME AND ADDRESS:

SG Capital Partners, LLC
One Dock St, Suite 501
Stamford, CT 06902

(b) Are the Buyer and Seller related? Yes ☐ No ☒
If Yes, state relationship:

4. ADDRESS OF PROPERTY:

1903 12th Ave North, Nashville, TN 37208

5. MAIL TAX BILL TO:

SG Capital Partners, LLC
One Dock St, Suite 501
Stamford, CT 06902

6. PROPERTY TYPE (for Primary Parcel): **NOTE: Check Only One Box**

a. ☐ Vacant Land
b. ☒ Single Family Residence
c. ☐ Condo or Townhouse
d. ☐ 2-4 Plex
e. ☐ Apartment Building
f. ☐ Commercial or Industrial Use
g. ☐ Agricultural
h. ☐ Mobile or Manufactured Home
i. ☐ Other Use; Specify: _____

7. RESIDENTIAL BUYER'S USE: If you checked **b, c, d** or **h** in Item 6 above, please check **one** of the following:

☒ **To be occupied by owner or ~~"family member."~~** Vendee under a land contract with owner. ☐ **To be rented to someone other than "family member."**

See reverse side for definition of a "family member."

8. NUMBER OF UNITS: 1

For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

10. TYPE OF DEED OR INSTRUMENT **(Check Only One Box):**

a. ☐ Warranty Deed
b. ☐ Special Warranty Deed
c. ☐ Joint Tenancy Deed
d. ☐ Contract or Agreement
e. ☒ Quit Claim Deed
f. ☐ Other:

11. **SALE PRICE:** $ 17,437.91 00

12. DATE OF SALE (Numeric Digits): 12/15
Month Year

(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: $ ∅ 00

14. METHOD OF FINANCING:

a. ☒ Cash **(100% of Sale Price)**
b. ☐ Exchange or trade
c. ☐ Assumption of existing loan(s)
d. ☐ Seller Loan (Carryback)
e. ☐ New loan(s) from financial institution:
(1) ☐ Conventional
(2) ☐ VA
(3) ☐ FHA
f. ☐ Other financing; Specify: _____

15. PERSONAL PROPERTY *(see reverse side for definition)*:

(a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes ☐ No ☒

(b) If Yes, provide the dollar amount of the Personal Property:

$ ∅ 00 **AND**

briefly describe the Personal Property: _____

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):

Christina Williams
4350 Saint Andrews Rd, Suite G,
Columbia, SC 29210 Phone 803-750-119

18. LEGAL DESCRIPTION *(attach copy if necessary)*:

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Attorney in Fact
Signature of Seller/Agent

State of South Carolina, County of Lexington

Subscribed and sworn to before me on this 20 day of January 20 16

Notary Public _____

Notary Expiration Date 11-14-23

KAYLA MCLAUCHLIN NOTARY PUBLIC SOUTH CAROLINA MY Commission Expires

Attorney-in Fact
Signature of Buyer/Agent

State of South Carolina, County of Lexington

Subscribed and sworn to before me on this 20 day of January 20 16

Notary Public _____

Notary Expiration Date 11-03-2025

True Copy Certification

I, Sheleigha A. Wood, 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.

State of South Carolina

County of Lexington

Personally appeared before me, Kayla McLauchlin, a notary public for this county and state, Sheleigha A. Wood 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:
Notary' Seal (if on paper)

