Return To: ATTN: Mike Mercer
BAKER DONELSON
BEARMAN, CALDWELL
& BERKOWITZ, PC
MONARCH PLAZA
SUITE 1600
3414 PEACHTREE ROAD N. E.
ATLANTA, GEORGIA 30326

Maximum Principal Indebtedness for
Tennessee Recording Tax Purposes is $~~100.00~~.
114,850.00

Cross Reference:
Instrument: 20140109-0002393,
Davidson County Records

BILL GARRETT, Davidson County
Trans: T20160029565 DEEDTRS
Recvd: 04/12/16 10:16 3 pgs
Fees: 18.00 Taxes: 424.95
20160412-0034880

Prepared by:
Mark A. Baker, Successor Trustee
c/o Busch White Norton, LLP
3330 Cumberland Boulevard, Suite 300
Atlanta, Georgia 30339

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $114,850.00 Affiant: [signature]
Subscribed and sworn to before me this 28 day of March yr 2016
Notary Public Kelly Shaw
My Commission Expires: 06/16/2019

KELLY SHAW
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires June 16, 2019

SUCCESSOR TRUSTEE'S DEED

Address of New Owner(s) as follows:
Vertical Capital Income Fund
c/o Statebridge Company, LLC
5680 Greenwood Plaza Blvd.
Suite 100S
Greenwood Village, CO 80111

Send Tax Bills to:
Vertical Capital Income Fund
c/o Statebridge Company, LLC
5680 Greenwood Plaza Blvd.
Suite 100S
Greenwood Village, CO 80111

Map-parcel numbers:
053 03 0 376.00

This Trustee's Deed is made and entered into as of the 30th day of November, 2015, by Mark A. Baker, not individually but as successor trustee ("Successor Trustee").

WHEREAS, by Deed of Trust dated December 31, 2013, by recorded instrument 20140109-0002393, Register's Office for Davidson County, Tennessee, Anthony Sensabaugh conveyed to Nationwide Trustee Services, Inc., Trustee, the hereinafter-described property for the purpose of securing the payment of indebtedness and performance of the obligations therein set forth, and

WHEREAS, Vertical Capital Income Fund is the owner and holder of the debts and obligations secured by the Deed of Trust by virtue of that certain Transfer and Assignment of Deed of Trust by recorded instrument 20150112-0003279, Register's Office of Davidson County, Tennessee; and

WHEREAS, the holder of the debt secured appointed Mark A. Baker as Successor Trustee by instrument 20160412-0034879; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, the Successor Trustee caused notice to be published in the *The Ledger / Nashville Edition* that the said property would be sold on Monday, 11/30/2015, at 01:00 PM, at the Davidson County Courthouse, Lexington, Davidson County, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash (or credit upon the indebtedness secured if the holder of the secured indebtedness were the successful bidder) at which sale, Vertical Capital Income Fund was the highest and best bidder and became the purchaser of said property at and for the sum of $114,850.00. (Value of Property for Tennessee Recording Tax purposes is $114,850.00)

NOW, THEREFORE, in consideration of the premises, the undersigned, Mark A. Baker, as Successor Trustee, does hereby grant, bargain, sell and convey to the said Vertical Capital Income Fund ("Grantee") in fee simple forever, the property above mentioned and now further described as being in the County of Davidson and State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 38, on the Revised Plan of Section E, Village of Old Hickory, of record in Plat Book 1424, Page 132, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed by deed recorded in Warranty Deed Instrument No. 201401090002392.

The property is conveyed free from all legal, statutory and equitable rights of redemption, and all other rights or exemptions of every kind, all of which are expressly waived in the Deed of Trust.

Grantee hereunder accepted title to the Property and all improvements thereon in an AS IS WHERE IS condition, and without representation or warranty from Successor Trustee as to any matter whatsoever.

Said Property is conveyed subject to any unpaid taxes, mortgages, liens, encumbrances, easements, restrictions and other matters of record or otherwise that are prior in right to the lien of said Deed of Trust.

[Balance of this page intentionally left blank]

IN WITNESS WHEREOF, the undersigned beneficiary has caused this instrument to be executed on this 28th day of March, 2016.

Mark A. Baker, Successor Trustee
c/o Busch White Norton, LLP
3330 Cumberland Boulevard, Suite 300
Atlanta, Georgia 30339

STATE OF GEORGIA)
COUNTY OF FULTON)

Personally appeared before me, the undersigned, a Notary Public, Mark A. Baker, with whom I am personally acquainted (of provided to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of March, 2016

Notary Public

My Commission Expires: _____

KELLY SHAW
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires June 16, 2019