THIS INSTRUMENT PREPARED BY:
Certified Document Solutions
17345 Civic Drive, Unit 1961
Brookfield, WI 53045
File Number: MCM-552664-REO

RECORD AND RETURN TO:
Sean R. Wilson
4221 New Hope Meadow Road
Hermitage, TN 37076

Davidson County DEEDWARRSP
Recvd: 09/15/16 09:04 5 pgs
Fees:28.00 Taxes:136.90
20160915-0096936

Tax ID: 043 13 0A 078.00

SPECIAL WARRANTY DEED

VENTURES TRUST 2013-I-H-R BY MCM CAPITAL PARTNERS, LLC, ITS TRUSTEE of 7500 Old Georgetown Rd, Suite 1300, Bethesda, MD 20814, Grantor(s), for and in good consideration of $37,000.00, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto **SEAN R. WILSON, AN UNMARRIED MAN**, of 4221 New Hope Meadow Road, Hermitage, TN 37076, Grantee(s), and his/her/their heirs and assigns, the following described land in County of Davidson, Tennessee:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 323 Forrest Park Road, Unit 6-14, Madison, TN 37115

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

The warranties passing to the Grantee(s) hereunder are limited solely to those matters arising from acts of the Grantor(s), his/her/their/its agents or representatives, occurring solely during the period of the Grantor's ownership of the subject real estate; and that said land is free of all encumbrances, except taxes accruing subsequent to the current tax year.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Please Record and Return To:
SIGNATURE TITLE SERVICES LLC
1517 Hunt Club Blvd
Ste 200
Gallatin, TN 37066

WITNESS the hands and seal of said Grantor this 2 day of September 16.

Ventures Trust 2013-I-H-R

By: MCM Capital Partners, LLLP, f/k/a MCM Capital Partners, LLC, its Trustee

By: Steven Thiveon, its Vice President

STATE OF Maryland)
COUNTY OF Montgomery)

Before me, the undersigned, a Notary Public, in and for said County and State, this 2 day of September 16, personally appeared Steven Thiveon, Vice President of MCM Capital Partners, LLLP, f/k/a MCM Capital Partners, LLC as Trustee for VENTURES TRUST 2013-I-H-R, a Statutory Trust organized and existing under the laws of the State of Delaware and acknowledged the execution of the foregoing instrument for and on behalf of said Grantor and who, have been duly sworn, stated that the representations therein contained are true.

WITNESS my hand and official seal.

Notary Public
Printed Name: Katelin Hatfield
My Commission Expires: 4/11/18
Affiant ✓ Known ____ Unknown
ID Produced ____

(Seal)

KATELIN ELIZABETH HATFIELD
Notary Public
Montgomery County
Maryland
My Commission Expires April 11, 2018

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Attorney Bruce Clark

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument.
Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 37,000.00, which amount is equal to or ~~greater than the amount~~ which the property transferred would command at a fair voluntary audit.

Ventures Trust 2013-I-H-R
By: MCM Capital Partners, LLLP
f/k/a MCM Capital Partners LLC, Trustee
By: Steven Thouvenot, Its Vice President

Affiant

Subscribed and sworn to before me this 2 day of September 2015 by Steven Thouvenot.

Katelin E Hatfield
Notary Public
Commission Expires 4/11/18

KATELIN ELIZABETH HATFIELD
Notary Public
Montgomery County
Maryland
My Commission Expires April 11, 2018

Name and address for person(s) responsible for taxes:

Sean R. Wilson
4221 New Hope Meadow Road
Hermitage, TN 37076

Name and address of property owner:

Sean R. Wilson
4221 New Hope Meadow Road
Hermitage, TN 37076

Exhibit "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, CITY OF MADISON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN THE 19TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 6-14 ON THE PLAN OF ROBIN HOOD CONDOMINIUMS CREATED UNDER TITLE 64, SECTIONS 2701, ET SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED, WHICH WAS EXECUTED BY CENTRAL TENNESSEE INVESTMENT COMPANY, INC., OF RECORD IN BOOK 5388, PAGE 524, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT SET FORTH IN EXHIBIT A-1 OF SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF ROBIN HOOD CONDOMINIUM APARTMENTS, OF RECORD IN PLAT BOOK 5200, PAGE 124, SAID REGISTER'S OFFICE FOR A MORE COMPLETE DESCRIPTION.

THE GRANTOR RECEIVED TITLE TO THE ABOVE-CAPTIONED REAL ESTATE BY DEED OF TRUST OF RECORD IN INSTRUMENT NO. 20040715-0084495, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE LAST DEED OF RECORD IS WARRANTY DEED RECORDED IN INSTRUMENT NO. 20040715-0084494, IN THE REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PARCEL ID #043 13 0A 078.00

THIS BEING THE SAME PROPERTY CONVEYED TO VENTURES TRUST 2013-I-H-R BY MCM CAPITAL PARTNERS, LLC, ITS TRUSTEE FROM SHAPIRO & INGLE, LLP., A TENNESSEE LIMITED LIABILITY PARTNERSHIP IN A DEED DATED DECEMBER 01, 2015 AND RECORDED DECEMBER 02, 2015 AS INSTRUMENT NO. 20151202-0121289.

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE

County of SUMNER

Personally appeared before me, DARLENE K. SUHRBIER, a notary public for this county and state, KRISTEN TRAINI 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: 5-27-2019
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY