Davidson County DEEDWARRSP
Recvd: 09/26/16 14:39 5 pgs
Fees:28.00 Taxes:496.73
20160926-0101414

Prepared by and Return to:
Joshua Brauwerman
Bay National Title Company
13577 Feather Sound Drive, Suite 250
Clearwater, FL 33762

Send Tax Bills to:
Castle 2016, LLC
333 Westchester Avenue, Suite #2100
White Plains, NY 10604

BNTC File Number: CR-42708

Prepared as a mere necessity incident to honor a title insurance commitment and to issue a title policy.

_____ Space Above This Line is For Recording Data _____

SPECIAL WARRANTY DEED

THIS INDENTURE, made by **Selene Finance, L.P., a Delaware limited partnership**, whose mailing address is: 9990 Richmond Avenue, Suite 400s, Houston, TX 77042, hereinafter referred to as Grantor, who hereby grants and conveys with covenants of special warranty to **Castle 2016, LLC, a New York limited liability company**, whose tax mailing address is: 333 Westchester Avenue, Suite #2100, White Plains, NY 10604, hereinafter Grantee,

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, that the Grantor, for and in consideration of the sum of **One Hundred Thirty Four Thousand Two Hundred Fifty Dollars and No Cents ($134,250.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee with covenants of special warranty, all that certain land situate in the City of Nashville, County of Davidson, and State of Tennessee, viz:

SEE ATTACHED EXHIBIT "A"

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed or implied, implied by law, or otherwise, concerning the condition of the title of the property described herein.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

Being the same property conveyed to Selene Finance, L.P., a Delaware limited partnership in a Deed recorded under Instrument No. 20160817-0085922, Register's Office of Davidson County, Tennessee.

IN TESTIMONY WHEREOF, the undersigned Grantor has signed and sealed these presents this 7th day of September, 2016.

Selene Finance, L.P.,
a Delaware limited partnership

By: _____

Name: Stephanie McDaniel

Its: Assistant Vice President

ACKNOWLEDGEMENT

STATE OF Florida

COUNTY OF Duval

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Stephanie McDaniel, as Assistant Vice President for **Grantor, Selene Finance, L.P., a Delaware limited partnership**, has signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, she, executed the same in her capacity and with full authority executed the same voluntarily for and as the act of said Grantor corporation, acting in its capacity as set out in the signature area above and as described in this acknowledgement/notarial statement on behalf of aforementioned Grantor corporation, as on the day the same bears date.

Given under my hand and official seal this 7 day of September, 2016.

_____
Admir Imamovic
Notary Public

(Notary Stamp or Seal)

Commission Expires: July 15, 2018

Admir Imamovic
COMMISSION # FF 141918
EXPIRES: JUL 15, 2018
BONDED THRU
1st FLORIDA NOTARY, LLC

FORM FOR OATH

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 **$134,250.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

By: _____

Name: Stephanie McDaniel

Assistant Vice President

ACKNOWLEDGEMENT

STATE OF Florida

COUNTY OF Duval

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Stephanie McDaniel, **as** Assistant Vice President **for Grantor, Selene Finance, L.P., a Delaware limited partnership**, has signed to the foregoing Oath, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, she, executed the same in her capacity and with full authority executed the same voluntarily for and as the act of said Grantor corporation, acting in its capacity as set out in the signature area above and as described in this acknowledgement/notarial statement on behalf of aforementioned Grantor corporation, as on the day the same bears date.

Given under my hand and official seal this 7 day of September, 2016.

_____

Notary Public Admir Imamovic

(Notary Stamp or Seal)

Commission Expires: July 15, 2018

Admir Imamovic
COMMISSION # FF 141918
EXPIRES: JUL 15, 2018
BONDED THRU
1st FLORIDA NOTARY, LLC

State Tax: _____

Register's Fee: _____

Recording Fee: _____

Total: _____

T.G. #_____

EXHIBIT "A"

(Legal Description)

A CERTAIN TRACT OF PARCEL OF LAND SITUATE IN DAVIDSON COUNTY, STATE OF TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 116 ON THE PLAN OF MAPLECREST SUBDIVISION, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 1835, PAGE 27 AND 28, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

EXCEPTING THEREFROM SUCH OIL, GAS, AND OTHER MINERALS IN, ON AND UNDER SAID REAL PROPERTY, TOGETHER WITH ALL RIGHTS IN CONNECTION THEREWITH, AS HAVE PREVIOUSLY BEEN RESERVED BY OR CONVEYED BY OTHERS.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; ALL LEGAL HIGHWAYS; ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS; REAL ESTATE TAXES NOT YET DUE AND PAYABLE; RIGHTS OF ANY TENANTS IN POSSESSION.

PARCEL NUMBER: 08411009800

PROPERTY ADDRESS: 2322 DENNYWOOD DRIVE, NASHVILLE, TN 37214

True Copy Certification

I, __Sarah Rix_____, 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.

Sarah Rix
Signature

State of _Florida_____

County of __Pinellas_____

Personally appeared before me , Earline D Mason, a notary public for this county and state, Sarah Rix, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Earline D. Mason 11-2-15
Notary's Signature

My Commission Expires: 2-3-2019
Notary' Seal (if on paper)

