Return to: Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20160090805 DEEDWARRSP
Recvd: 10/14/16 11:19 4 pgs
Fees:23.00 Taxes:603.10
20161014-0108871

Prepared By and Return to:
McMichael & Gray, P.C.
2055 North Brown Road, Suite 250
Lawrenceville, GA 30043
File # GWT-160140-PUR

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Eric Mansfield and Kayley Mansfield	Eric Mansfield and Kayley Mansfield	Parcel # 05303037600
403 Fifteenth Street	403 Fifteenth Street	
Old Hickory, TN 37138	Old Hickory, TN 37138	

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by Vertical Capital Income Fund ("Grantor"), in favor of Eric *Mansfield and Kayley Mansfield, ~~as individuals~~ ("Grantee"). *husband and wife *Michael *Alison

FOR AND IN CONSIDERATION of the sum of **One Hundred Sixty Three Thousand dollars ($163,000.00)** , cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, , Grantor, has this day bargained and sold, and does hereby transfer and convey unto, the Grantees herein, their successors, heirs and assigns, that certain property located in **Davidson** County, Tennessee, and being more particularly described on Exhibit A attached hereto.

This conveyance is made subject to all matters set forth on Exhibit "B."

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever.

Grantor warrants the title against all persons claiming under Grantor, but not otherwise.

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

Being the same property conveyed to Vertical Capital Income Fund by deed from Mark A. Baker, SUccessor Trustee, of record in INstrument No. 20160412-0034880, Register's Office of Davidson County, Tennessee.

(Continuation of Special Warranty Deed)

WITNESS MY HAND this 13 day of Sept., 2016.

GRANTOR:

Vertical Capital Income Fund

By: _____
Name: Bryce A Fendall
Its: Vice President

State of Colorado
County of Arapahoe

The actual consideration or value, whichever is greater, for this transfer is $ 1103000.00.

Bryce Fendall
Affiant

Subscribed and sworn to before me this 13th Sept-2016.

SUSHMA BAGGA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164010355
MY COMMISSION EXPIRES MARCH 14, 2020

_____
Notary Public

My Commission Expires: 3-14-20

RE: **403 Fifteenth Street, Old Hickory, TN 37138**

SPECIAL WARRANTY DEED

EXHIBIT "A"

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.

EXHIBIT "B"

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;

2. Matters that would be shown by an accurate survey and inspection of the property;

3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;

4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);

5. All roads and legal highways;

6. Rights of parties in possession (if any); and

7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

8. Subdivision Restrictions, Building Lines and Easements of record in Book 1424, Page 132, Book 1424, Page 87 and Book 1424, Page 64, in the Register's Office of Davidson County, Tennessee.

9. Property Survey for Village of Old Hickory of record in Book 1424, Page 69 and Book 1835, Page 87, in the Register's Office of Davison County, Tennessee.

10. 3 foot easement as set out in Warranty Deed of record in Book 2488, Page 403 in the said Register's Office.

11. Charter of Old Hickory Village Neighborhood Association, Inc. of record in Book 8290, Page 865 in the said Register's Office.