Prepared By and Return to:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

BILL GARRETT, Davidson County
Trans:T20160098687 DEEDWARRSP
Recvd: 11/08/16 08:46 2 pgs
Fees:13.00 Taxes:649.04
20161108-0118003

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Scott R. Shaw	SEND TAX BILL TO: New Owner	MAP/PARCEL NUMBERS: 084 110 / 98.00
(Name) 1734 Reins Ct.	(Name)	
(Address) Brentwood TN 37027	(Address)	
(City) (State) (Zip)	(City) (State) (Zip)	

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by **CASTLE 2016, LLC, A NEW YORK LIMITED LIABILITY COMPANY** ("Grantor"), in favor of **SCOTT R. SHAW, MARRIED**, ("Grantee").

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED AND SEVENTY FIVE THOUSAND FOUR HUNDRED FIFTEEN AND NO/100 ($175,415.00) DOLLARS**, 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 Grantee herein, his successors, heirs and assigns, that certain property located in Davidson County, Tennessee, and being more particularly described as follows:

LAND located in Davidson County, Tennessee, being all of Lot No. 116, on the Plan of Maplecrest Subdivision, according to plat and survey of same appearing of record in Plat Book 1835, pages 27 and 28, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

BEING the same property conveyed to Castle 2016, LLC, a New York limited liability company, by Special Warranty Deed from Selene Finance, L.P., a Delaware limited partnership, dated September 7, 2016, of record in Instrument No. 20160926-0101414, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 1835, pages 27 and 28; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 2322 Dennywood Drive, Nashville, TN 37214.

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

Grantor covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns, against the lawful claims of persons claiming by, through, or under Grantor, by 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.

WITNESS MY HAND this 3rd day of November, 2016.

CASTLE 2016, LLC, A NEW YORK LIMITED LIABILITY COMPANY

BY: Victor Naar, Manager

STATE OF NY)
COUNTY OF Westchester)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Victor Naar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Manager of Castle 2016, LLC, a New York Limited Liability Company, the within named bargainor, and that they as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein.

Witness my hand and official seal, this the 3rd day of November, 2016.

Notary Public

My Commission Expires: 12/16/17

(SEAL)

KRISTINA POLTRACK
NOTARY PUBLIC
01PO6293827
STATE OF NEW YORK
Westchester County
COMMISSION EXPIRES
DECEMBER 16, 2017

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I 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 $175,415.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 3rd day of November, 2016.

Notary Public

My commission expires: 9/25/19

SHARON A. PITMON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD