Davidson County DEEDWARRSP
Recvd: 05/03/17 14:36 6 pgs
Fees:33.00 Taxes:63.06
20170503-0043841

RECORDING COVER SHEET

Title of Document: Special Warranty Deed

Date of Document: 02/01/2017

Grantor(s): SG Capital Partners, LLC
One Dock Street, Suite 501
Stamford, CT 06902

Grantee(s): The Dexter Group Trust, C/O Wilmington Savings Fund Society FSB, As Trustee

Mailing Address: 500 Delaware Avenue
11th Floor
Wilmington, DE 19801

Legal Description:

See Attached Exhibit "A"

Property Address is: 1903 12th Avenue North, Nashville, TN 37208

Prepared By/Return To:
KDK Services, LLC
Barbara Wymer
PO Box 290909
Columbia, SC 29229

SPECIAL WARRANTY DEED

This ***Special Warranty Deed*** is made on this 1st day of February, 2017 between Grantor, ***SG CAPITAL PARTNERS LLC***, a limited liability company organized and existing under the laws of the State of Delaware whose address is One Dock Street, Suite 501, Stamford, CT 06902, and Grantee, **The Dexter Group Trust, C/O Wilmington Savings Fund Society, FSB, as Trustee** whose current address is 500 Delaware Avenue, 11th Floor, Wilmington, DE 19801 ("Grantee"), and to Grantee's heirs and assigns.

In consideration of the sum of **SEVENTEEN THOUSAND FORTY THREE AND 92/100 DOLLARS ($17,043.92),** Grantor hereby grants, bargains, sells and conveys with special warranty unto Grantee, and to Grantee's heirs and assigns forever, but without recourse, representation or warranty, except as expressed herein, all of Grantor's rights, title and interest in and to that certain tract or parcel of land commonly known as ***1903 12TH AVENUE NORTH, NASHVILLE TN 37208*** and situated in the County of DAVIDSON, described as follows (the "Premises"):

SEE EXHIBIT "A"

Tax Map or Parcel ID#: 8107034400

This conveyance is subject to any covenants, restrictions, reservations, encumbrances and easements that appear of record in the Office of the Register of Deeds, DAVIDSON County, TENNESSEE.

The warranties passing to GRANTEE hereunder are limited solely to those matters arising from acts of the GRANTOR, its agents or representatives, occurring solely during the period of GRANTOR'S ownership of the subject of real estate.

And Grantor, for itself and its successors does convent, promise and agree, to and with Grantee, Grantee's heirs and assigns, the Grantor has not done or caused anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will specially warrant title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

Prepared By/Return to:
KDK Services, LLC
Barbara Wymer
PO Box 290909
Columbia, SC 29229

Witness: Jennifer Taber

Witness: Tamra Radford

SG CAPITAL PARTNERS LLC

By: David W Campbell
Attorney-in-Fact for SG Capital Partners LLC

STATE OF SOUTH CAROLINA)
) ss.
COUNTY OF LEXINGTON)

BE IT REMEMBERED, that on this 27 day of February, 2017, before me the subscriber, a Notary Public in and for said state, personally came David W Campbell Attorney-in-Fact for, SG CAPITAL PARTNERS LLC, the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

SHELEIGHA A. WOOD
My Commission Expires
NOTARY PUBLIC
03-31-2025
STATE OF SOUTH CAROLINA

Notary Public-State of South Carolina
My Commission Expires: 3.31.25

Send tax bills to: The Dexter Group Trust, C/O Wilmington Savings Fund Society, FSB, 500 Delaware Avenue, 11th Floor, Wilmington, DE 19801

Prepared by/Return to:
Address: 4350 Saint Andrews Rd, Suite Columbia, SC 29210

LEGAL DESCRIPTION
EXHIBIT "A"

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS FOLLOWS: BEING LOT NO. 91, ON THE PLAN OF CEPHAS WOODARD SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 161, PAGE 174, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION. BEING THE SAME PROPERTY AS CONVEYED FROM J.P. SELLERS, CO-TRUSTEE TO FEDERAL NATIONAL MORTGAGE ASSOCIATION, AS DESCRIBED IN DOC NO: 20110617-0046428, DATED 06/13/2011, RECORDED 06/17/2011 IN DAVIDSON COUNTY RECORDS.

This is the same property deeded to SG Capital Partners LLC from Harbour Portfolio VII, LP recorded on 01/28/2016 in INST# 20160128-0008510 in the Register of Deeds in DAVIDSON County, TENNESSEE.

OATH OF CONSIDERATION

STATE OF SOUTH CAROLINA

COUNTY OF LEXINGTON

I/WE, TAMRA RADFORD, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS $17,043.92, WHICH AMOUNT IS EQUAL OR GREATER THAN THE AMOUNT WHICH THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR VOLUNTARY SALE.

Tamra Radford

AFFIANT

AFFIANT, Tamra Radford, SUBSCRIBED AND SWORN BEFORE ME THIS 23rd DAY OF February, 2017.

Nichole Barlow

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/21/2021

N BARLOW
Notary Public - State of South Carolina
My Commission Expires December 21, 2021

True Copy Certification

I, Barbara Wymer, 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.

Barbara Wymer

State of South Carolina

County of Richland

Personally appeared before me, Erika M. Knigge, a notary public for this county and state, Barbara Wymer who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Erika M. Knigge

Notary Signature

My Commission Expires:
Notary's Seal (if on paper)

