Davidson County	DEEDWARRSP
Recvd: 05/19/17 09:12	5 pgs
Fees:28.00 Taxes:230.05	
20170519-0049759	

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

Send Tax Bills to:
Capital Income and Growth Fund, LLC, a California limited liability company
4300 Stevens Creek Boulevard, Suite 275
San Jose, CA 95129

BNTC File Number: SC-46699

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 LP, 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 **Capital Income and Growth Fund, LLC, a California limited liability company**, whose tax mailing address is: 4300 Stevens Creek Boulevard, Suite 275, San Jose, CA 95129, 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 **Sixty Two Thousand One Hundred Seventy Five Dollars and No Cents ($62,175.00)** 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"

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.

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.

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 LP, a Delaware limited partnership in a Deed of even date recorded concurrently herewith in Book _____, Page _____, under Instrument No. 20170519-0049758, Register's Office of Davidson County, Tennessee.

IN TESTIMONY WHEREOF, the undersigned Grantor has signed and sealed these presents this 20 day of April, 2017.

Selene Finance LP,
a Delaware limited partnership

By: _____

Name: Lorri Beltz

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 Lorri Beltz, as Assistant Vice President for Grantor, **Selene Finance LP, 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 20 day of April, 2017.

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

(Notary Stamp or Seal)

_____
Admir Imamovic
Notary Public

Commission Expires: July 15, 2018

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 **$62,175.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

By: _____

Name: Lorri Beltz

as Assistant Vice President of Selene Finance LP, a Delaware limited partnership

ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF DUVAL

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Lorri Beltz, **as** Assistant Vice President **for Grantor, Selene Finance LP, 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 20 day of April, 2017.

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

(Notary Stamp or Seal)

_____

Notary Public Admir Imamovic

Commission Expires: July 15, 2018

State Tax: _____

Register's Fee: _____

Recording Fee: _____

Total: _____

T.G. # _____

EXHIBIT "A"

(Legal Description)

BEING LOT NO. 2 ON THE PLAN OF SECTION 20-A, EDGE-O-LAKE SUBDIVISION, OF RECORD IN BOOK 5200, PAGE 183, (INADVERTENTLY REFERENCED AS BOOK 5200, PAGE 113 IN WARRANTY DEED RECORDED 200604050038867 AND DEED OF TRUST RECORDED AT 200604050038868), REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BANK OF AMERICA, N.A. BY QUITCLAIM DEED FROM SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF RECORD IN INSTRUMENT NUMBER 20140724-0065849 RECORDED 07/24/2014 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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: 136-13-0-089

PROPERTY ADDRESS: 3040 GOODWIN DRIVE, NASHVILLE, TN 37217

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)

