Davidson County	DEEDWARRSP
Recvd: 07/13/17 09:24	5 pgs
Fees:28.00 Taxes:101.17	
20170713-0070384	

Prepared By / Return To:
Barbara Wymer
KDK Services, LLC
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 BRADY IMPACT 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 **TWENTY SEVEN THOUSAND THREE HUNDRED FORTY THREE AND 24/100 ($27,343.24)** 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 **3348 Oak Trees Court, Antioch, TN 37013** and situated in the County of Davidson, described as follows (the "Premises"):

See Exhibit "A"

Tax Map or Parcel ID#: 15007046900

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.

Witness: Carolyn Cooks

Witness: Tatarsha Coleman

SG CAPITAL PARTNERS LLC

By: _____

Attorney-in-Fact for SG Capital Partners LLC

David W. Campbell
Attorney-in-Fact

STATE OF ~~TENNESSEE~~ SOUTH CAROLINA)

) ss.

COUNTY OF LEXINGTON)

BE IT REMEMBERED, that on this 1st 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.

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

Notary Public-State of: ~~TENNESSEE~~ SOUTH CAROLINA

My Commission Expires: 12/21

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

LEGAL DESCRIPTION
EXHIBIT "A"

ALL that certain parcel of land situate in the County of Davidson, State of Tennessee, being more particularly described as follows: Lot Number 46B of the Zone Lot Division of Lot Numbers 46 and 70, of Lakeshore Woods, Section 3 of record in Plat Book 6250, Page 507, amending Plat Book 5200, Page 621, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to the part of the first part and recorded at: Book 723, Page 11546.

This is the same property deeded to SG Capital Partners LLC from Harbour Portfolio VII, LP, recorded on 01/28/2016 in Inst# 20160128-0008311 in the Register of Deeds in Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Barbara Wymer, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and this this is a true and correct copy of the original document executed and authenticated according to law.

Barbara Wymer
Signature

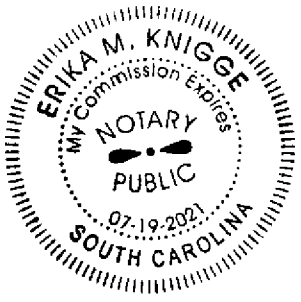
State of South Carolina

County of Richland

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

Erika M. Knigge
Notary's Signature

My Commission Expires: July 19th 2021
Seal:



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)

Primary Parcel: _____ - _____ - _____ - _____
BOOK MAP PARCEL SPLIT LETTER

Does this sale include any parcels that are being split / divided?

Check one: Yes ☐ No ☒

How many parcels, other than the Primary Parcel, are included in this sale? _____

Please list the additional parcels below (no more than four):

(1) _____ (3) _____

(2) _____ (4) _____

9. *FOR OFFICIAL USE ONLY: Buyer and Seller leave blank*

(a) County of Recordation: _____

(b) Docket & Page Number: _____

(c) Date of Recording: _____

(d) Fee / Recording Number: _____

Validation Codes:

(e) ASSESSOR _____ (f) DOR _____

ASSESSOR'S USE ONLY

Verify Primary Parcel in Item 1: _____ - _____ - _____ - _____

Use Code: **Full Cash Value: $**

2. SELLER'S NAME AND ADDRESS:

SG Capital Partners LLC
One Dock St, Ste 501
Stamford, CT 06902

3. (a) BUYER'S NAME AND ADDRESS:

The Brady Impact Trust c/o Wilmington Savings Fund Society, FSB As Trustee
500 Delaware Ave, 11th Fl, Wilmington, DE 19801

(b) Are the Buyer and Seller related? Yes ☐ No ☒

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

3348 Oak Tree Ct, Antioch TN, 37013

5. MAIL TAX BILL TO:

The Brady Impact Trust
500 Delaware Ave, 11th Floor
Wilmington, DE 19801

6. PROPERTY TYPE (for Primary Parcel): **NOTE: Check Only One Box**

a. ☐ Vacant Land
b. ☒ Single Family Residence
c. ☐ Condo or Townhouse
d. ☐ 2-4 Plex
e. ☐ Apartment Building
f. ☐ Commercial or Industrial Use
g. ☐ Agricultural
h. ☐ Mobile or Manufactured Home
i. ☐ Other Use; Specify: _____

7. RESIDENTIAL BUYER'S USE: If you checked **b, c, d** or **h** in Item 6 above, please check **one** of the following:

☐ **To be occupied by owner or "family member."**
☒ **To be rented to someone other than "family member."**

See reverse side for definition of a "family member."

8. NUMBER OF UNITS: 1

For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

10. TYPE OF DEED OR INSTRUMENT **(Check Only One Box):**

a. ☐ Warranty Deed
b. ☒ Special Warranty Deed
c. ☐ Joint Tenancy Deed
d. ☐ Contract or Agreement
e. ☐ Quit Claim Deed
f. ☐ Other:

11. **SALE PRICE:** $ 27,343.24 00

12. DATE OF SALE (Numeric Digits): 02/17
Month Year

(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: $ Ø 00

14. METHOD OF FINANCING:

a. ☒ Cash **(100% of Sale Price)**
b. ☐ Exchange or trade
c. ☐ Assumption of existing loan(s)
d. ☐ Seller Loan (Carryback)
e. ☐ New loan(s) from financial institution:
(1) ☐ Conventional
(2) ☐ VA
(3) ☐ FHA
f. ☐ Other financing; Specify: _____

15. PERSONAL PROPERTY *(see reverse side for definition)*:

(a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes ☐ No ☒

(b) If Yes, provide the dollar amount of the Personal Property:

$ Ø 00 **AND**

briefly describe the Personal Property: _____

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):

Barbara Wymer - KDK Services, LLC
PO Box 290909, Columbia, SC 29229
Phone 803-319-1769

18. LEGAL DESCRIPTION *(attach copy if necessary)*:

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Barbara Wymer
Signature of Seller/Agent

State of South Carolina County of Richland

Subscribed and sworn to before me on this 10th day of July 20 17

Notary Public Erika M. Krigge

Notary Expiration Date 7/19/2021

Barbara Wymer
Signature of Buyer/Agent

State of South Carolina, County of Richland

Subscribed and sworn to before me on this 10th day of July 20 17

Notary Public Erika M. Krigge

Notary Expiration Date 7/19/2021

ERIKA M. KRIGGE NOTARY PUBLIC SOUTH CAROLINA My Commission Expires 07-19-2021