Bill Garrett Davidson County
Batch# 44815 DEEDWARRSP
01/05/2018 11:46:30 AM 5 pgs
Fees: $28.00 Taxes: $101.17
20180105-0001755

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 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#: 150-07-0469

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: Jackie Carrasco

Witness: Carolyn Cooks

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 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.

Notary Public-State of: South Carolina
My Commission Expires: 09/05/2022

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: National Asset Advisors
Address: 4350 Saint Andrews Rd, Suite Columbia, SC 29210

DONNICA SEYMOUR NOTARY PUBLIC My Commission Expires 09-05-2022 SOUTH CAROLINA

OATH OF CONSIDERATION

STATE OF South Carolina

COUNTY OF Lexington

I/WE, Jacqueline Carrasco, **HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS** 27,343.24, **WHICH AMOUNT IS EQUAL OR GREATER THAN THE AMOUNT WHICH THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR VOLUNTARY SALE.**

AFFIANT

AFFIANT, Jacqueline Carrasco, **SUBSCRIBED AND SWORN BEFORE ME THIS** 1st **DAY OF** Feb, **2017.**

DONNICA SEYMOUR
My Commission Expires
NOTARY PUBLIC
09-05-2022
SOUTH CAROLINA

NOTARY PUBLIC
MY COMMISSION EXPIRES: 09/05/2022

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 VI, LP recorded on 01/28/2016 in INST# 20160128-0008311 in the Register of Deeds in Davidson County, TENNESSEE.

Tennessee Certification of Electronic Document

I, Carolyn Cooks, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Carolyn Cooks
Signature

State of South Carolina
County of Lexington

Personally appeared before me, Donnica Seymour, a notary public for this county and
Notary's Name

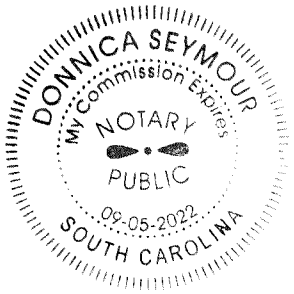
state, Carolyn Cooks, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Donnica Seymour
Notary Signature

MY COMMISSION EXPIRES: 09/05/2022

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).