This instrument prepared by & Return to:
Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214
File No.: 20180940/

Karen Y Johnson Davidson County
Batch# 148574 DEEDWARRSP
10/03/2018 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $92.50
20181003-0098226

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into this 28th day of September, 2018, by and between , The Dexter Group Trust, C/O Wilmington Savings Fund Society FSB, as Trustee corporation, party of the first part, and **Triashun Collier**, married, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Cephas Woodard Subdivision of record in Book 161, Page 174, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

FOR INFORMATION PURPOSES ONLY: 1903 12th Avenue North, Nashville, TN 37203

Being all or part of the same property conveyed to Being the same property conveyed to Harbour Portfolio VII, LP by Special / Limited Warranty Deed from Federal National Mortgage Association of record in Instrument No. 20111028-0084160, Register's Office for Davidson County, Tennessee, dated October 18, 2011 and recorded on October 28, 2011. (Value of consideration shown in aforementioned deed $8,489.00.)

Being the same property conveyed to SG Capital Partners, LLC, a Limited Liability Company by Quit Claim Deed from Harbour Portfolio VII, LP of record in Instrument No. 20160128-0008510, Register's Office for Davidson County, Tennessee, dated December 08, 2015 and recorded on January 28, 2016. (Value of consideration shown in aforementioned deed $17,437.91.)

Being the same property conveyed to The Dexter Group Trust, C/O Wilmington Savings Fund Society FSB, as Trustee by Warranty Deed from SG Capital Partners, LLC of record in Instrument No. 20170503-0043841, Register's Office for Davidson County, Tennessee, dated February 01, 2017 and recorded on May 03, 2017. (Value of consideration shown in aforementioned deed $17,043.92.)

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

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 same is unencumbered, except for the following:

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

- Rights or claims of parties in possession not shown by the public records.

- Easements, liens or encumbrances or claims thereof, which are not shown by the public record.
- The lien of the following general and special taxes for the year or years specified and subsequent years: 2018 Davidson County taxes, being liens not yet due and payable.
- Taxes and/or assessments levied or assessed against the subject property pursuant to the provisions of TCA 67-5-603, which have not been assessed and are not payable, as of the date of this instrument.
- Subdivision Restrictions, Building Lines and Easements of record in Plat Book 161, Page 174, in the Register's Office of Davidson County, Tennessee.

NOTE: If policy is to be issued in support of a mortgage loan, attention is directed to the fact that the Company can assume no liability under its policy, the closing instructions, or Insured Closing Service for compliance with the requirements of any consumer credit protection or truth in lending law in connection with said mortgage loan.

NOTE: Notwithstanding any provision to the contrary herein, this Commitment shall cease and terminated one year after the effective date hereof.

and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons **claiming by, through, or under Grantor, but not further or otherwise.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

The Dexter Group Trust c/o Wilmington Savings Fund Society, FSB,
as Trustee by National Asset Advisors LLC as Administrator of
The Dexter Group Trust u/d/a December 29th 2016.

James C. Cobbs of National Asset Advisors LLC
as Administrator of The Dexter Group Trust and not personally.

STATE OF South Carolina
COUNTY OF Lexington

On this 28th day of September, 2018 before me the undersigned Notary Public of the State and County aforesaid, personally appeared ,*with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged himself/herself to be the Administrator of the within named bargainor, , and that he/she as such Administrator being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such Administrator . *James C. Cobbs

WITNESS my hand and official seal at office this 28th day of September, 2018.

Notary Public

My Commission Expires: 09/05/2022

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

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

Property Owner & Address : Triashun Collier
107 Taylor Lane
Elizabethtown, KY 42701

Property Address: 1903 12th Ave N
Nashville, TN 37203

Mail Tax Bills to: Owner at property address

Tax Parcel No.: 08107034400
Firm File #: 20180940/

STATE OF TN
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $25,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 28th day of September, 2018.

NOTARY PUBLIC

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 9/25/19

Certificate of Authenticity

I, Ashlee D Page, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
NOTARY PUBLIC
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019