BILL GARRETT, Davidson County
Trans:T20100039635 DEEDWARRSP
Recvd: 06/29/10 14:10 3 pgs
Fees:18.00 Taxes:7011.50
20100629-0050787

SPECIAL WARRANTY DEED

New Owner:
Mathews Garland of Nashville, LLC
P.O. Box 1106
Clarksville, TN 37040-1106

Send Tax Bills To:
Mathews Garland of Nashville, LLC
same

Map & Parcel:
Map 174, Parcel 211

FOR AND IN CONSIDERATION of the sum of One Million Eight Hundred Ninety Five Thousand and 00/00 Dollars ($1,895,000.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **CF Inver Grove III RE Holdco LLC**, a Michigan limited liability company, hereinafter referred to as **"Grantor,"** has this day bargained and sold, and does hereby transfer and convey unto the said **Mathews Garland of Nashville, LLC**, a Tennessee limited liability company, hereinafter referred to as **"Grantee,"** their successors, and assigns, certain real estate in Davidson County, Tennessee, as follows (the "Property"):

> Land in Davidson County, Tennessee, being Lot No. 1 on the Resubdivision of Lot No. 2 on the Plan of The Crossings at Hickory Hollow Phase II, of record as Instrument No. 20000726-0073970, Office of the Register, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to CF Inver Grove III RE Holdco LLC of record in Instrument No. 20091130-0108903, in the Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 5800 Crossings Blvd., Antioch, Davidson County, TN

SUBJECT TO:

> Taxes for 2010 and all subsequent years: covenants, restrictions and easements of record, this reference shall not serve to reimpose the same; applicable zoning regulations, ordinances, restrictions, prohibitions and other requirements imposed by governmental authority; and all matters that would be shown by a current and accurate survey of the Property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said CF Inver Grove III RE Holdco LLC, a Michigan limited liability company, its successors and assigns forever. The undersigned covenants that it is lawfully

seized and possessed of said real estate in fee simple, and has good right to convey it.

Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to the Grantee, Grantee's heirs, successors and assigns, only against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

WITNESS OUR HANDS this 25th day of June, 2010, the company having caused its name to be signed hereto by its Real Estate Manager on said day and date.

Grantor:

CF Inver Grove III RE Holdco LLC,
a Michigan limited liability company

By: _____
Todd O. Scott, Real Estate Manager

STATE OF MICHIGAN
COUNTY OF OAKLAND

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Todd O. Scott with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purposes therein contained, and who upon oath further acknowledged such person to be the **Real Estate Manager** of **CF Inver Grove III RE Holdco LLC, a Michigan limited liability company**, the within named grantor, and that such **Real Estate Manager**, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the company as **Real Estate Manager.**

Witness my hand and seal, at office, this 25th day of June, 2010.

NOTARY PUBLIC _____ SEAL My Commission Expires: 7/8/14

Amanda L Hackett
Notary Public of Michigan
Oakland County
Expires 07/08/2014
Acting in the County of Oakland

NOTARY PUBLIC STATE OF MICHIGAN AMANDA L HACKETT

After recording return to:
Mathews Garland of Nashville, LLC
c/o O.B. Garland
P.O. Box 1106
Clarksville, TN 37041-1106

Prepared By:
Todd O. Scott
27777 Inkster road
Farmington Hills, MI. 48334

LTIC File No. 201006556

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSACTION IS $ 1,895,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF June, 2010.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-8-2011

PAMELA B. HAMPTON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY