BILL GARRETT, Davidson County
Trans:T20130005672 DEEDWARRSP
Recvd: 01/22/13 10:04 4 pgs
Fees:23.00 Taxes:7.40
20130122-0006740

This Instrument Prepared By and Return to:
Stites & Harbison, PLLC
401 Commerce Street
Suite 800
Nashville, TN 37219
ATTN: James C. Cotey

Name and Address of Property Owner:
CRM Central Properties, LLC
c/o SunTrust Bank
303 Peachtree Street, N.E.
36th Floor
Atlanta, Georgia 30308

Property Address:
4269 Sandstone Drive

Mail Tax Bills to:
Cygnus TN, LLC
50 Old Ivy, Suite 150
Atlanta, GA 30342

Return to:
Zonia N. Veal
First National Financial Title Services, Inc.
3237 Satellite Blvd, Bldg 300, Suite 450
Duluth, GA 30096
File No. H7958-J

Tax Parcel ID#:
164-10-0A-244.00-CO
164-10-0A-270.00-CO

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 1st day of November, 2012, by and between **CRM CENTRAL PROPERTIES, LLC,**, a Georgia limited liability company ("Grantor") and **CYGNUS TN, LLC**, a Georgia limited liability company ("Grantee");

WITNESSETH:

That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the following described real estate (the "Property") situated and being in the County of Davidson, State of Tennessee:

See Exhibit A attached hereto and made a part hereof.

Being the same property conveyed to Grantor by Deed recorded under Register's No. 20060726-0090027 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns, in fee simple forever.

Grantor conveys the Property, including any after-acquired title of Grantor, free of encumbrances created or suffered by Grantor, except those encumbrances set forth on attached Exhibit B, and Grantor does hereby warrant and forever defend the title to the Property to

Grantee and its successors and assigns against the lawful claims of all persons claiming by, through or under a conveyance by Grantor, but not further or otherwise.

This conveyance is made subject to (i) the lien of real estate taxes, taxes imposed by special assessment and water, sewer, vault, public space and other public charges which are not yet due and payable, (ii) all applicable laws (including zoning, building ordinances and land use regulations), (iii) all easements, restrictions, covenants, agreements, conditions, and other matters of record, and (iv) all matters that may be revealed by a current and accurate survey or inspection of the property.

WITNESS the execution of this Indenture by Grantor the day and year first above written.

CRM CENTRAL PROPERTIES, LLC, a Georgia limited liability company

By: CRM Properties Manager, LLC, its sole member

By: Adam Oates
Name: Adam Oates
Title: Vice President

This Deed has been prepared by Stites & Harbison, PLLC ("S & H") based solely upon information furnished by Grantor and Grantee. S & H has not undertaken to independently verify any statement, fact, description or other matter set forth herein and undertakes no responsibility or liability for the correctness or accuracy of any such statement, fact, description or other matter.

STATE OF Georgia
COUNTY OF Fulton

Before me, a Notary Public within and for said State and County, duly commissioned and qualified, personally appeared Adam OATES, with whom I am personally acquainted, and who upon oath acknowledged himself to be VP of CRM Properties Manager, LLC, the within named bargainor, and that he/she as such VP, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Adam OATES by himself as VP.

WITNESS my hand and official seal at office this 1st day of November, 2012

NOTARY PUBLIC

My Commission Expires: APRIL 21 2014

CHARLES B WATERS JR NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES

SU124:0SU31:281944:1:ATLANTA

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 $2000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED and sworn to before me this ___ day of 11.1.12, 20__.

Notary Public

My Commission Expires:

BRENDON WOLFORD NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES JAN. 18, 2015

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being all of Lot Nos. 99 and 125, on the Plan of Final Plat Village Five, Summerfield Subdivision, as shown by plat appearing of record in Instrument No. 20051103-0133115, of the Register's Office, to which plat reference is hereby made for more complete details of said lots.

Being part of the same property conveyed by Southern Home Builders, LLC by Warranty Deed of record as Instrument No. 20060726-0090026, Register's Office.