THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
Faleishia L. Harris
1314 Gallatin Pike South
Madison, Tn 37115

Send Tax Bills To:
SAME

Map & Parcel No.:
052-01-0-308.00

Davidson County DEEDWARRSP
Recvd: 04/16/13 09:47 3 pgs
Fees:18.00 Taxes:22.20
20130416-0037543

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00, paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **CR Capital Group, LLC** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Faleishia L. Harris** (herein referred to as "Grantees"), her heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

Being the north 111 feet of Lot No. 4 of Block K, in the revised plan of Power and Roth's Madison Park Subdivision, in the County of Davidson, State of Tennessee of record in Book 843, page 7, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to CR Capital Group, LLC, by deed from JP Morgan Chase Bank, N.A., on December 18, 2012, of record in Instrument Number 20130109-0002845, Register's Office for Davidson County, Tennessee.

Unimproved property commonly known as 804 Idlewild Drive, Madison, Tn 37115

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantees that he is lawfully seized and possessed of said property, that he has a good and lawful right to sell and convey the same, and that he is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 2013 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantees and binds himself, his heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 11 day of April, 2013.

GRANTOR:

CR Capital Group, LLC

By: Victor Naar, Manager

STATE OF New York)
Elmsford
COUNTY OF Westchester)

The actual consideration for this transfer is $6,000.00

CR Capital Group, LLC
AFFIANT Victor Naar, its manager

Subscribed and sworn to before me, this 10th day of April, 2013.

NOTARY PUBLIC

My Commission Expires:

JACQUELINE MARTINEZ
Notary Public, State of New York
No. 01MA6244362
Qualified in Westchester County
Commission Expires July 5, 2015

JACQUELINE MARTINEZ NOTARY PUBLIC STATE OF NEW YORK

STATE OF New York
COUNTY OF Westchester

On this 10th day of April 2013, before me, appeared **Victor Naar**, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Manager of CR Capital Group, LLC and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Victor Naar acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

JACQUELINE MARTINEZ
Notary Public, State of New York
No. 01MA6244362
Qualified in Westchester County
Commission Expires July 5, 2015

JACQUELINE MARTINEZ NOTARY PUBLIC STATE OF NEW YORK

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE