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

Address New Owner(s)
Christina Callaway
~~3329 Doverside Drive~~ P.O. Box 3124
~~Nashville, TN 37207~~ Brentwood, TN 37024

Send Tax Bills To:
SAME

Davidson County	DEEDWARRSP
Recvd: 08/29/13 15:30	3 pgs
Fees:18.00 Taxes:197.95	
20130829-0091520	

Map & Parcel Nos.:
050-15-0-019.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$53,500.00**, cash in hand 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 **Christina Callaway** (herein referred to as "Grantee"), its successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

Being Lot No. 602 on the plan of Parkwood Estates, Section 4, of record in Book 3300, pages 79 and 80, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Beginning with a point in the northerly margin of Doverside Drive at the common-corner of Lots 601 and 602, thence with the line between said two lots northerly 108.5 feet to a point at the common corner of Lots 601, 602 and 603; thence with the line between Lots 602 and 603, westerly 102.85 feet to a point in the easterly margin of Hawkwood Lane; thence along said margin 130.0 feet in a southerly direction to a point which is the beginning of a curve; thence around said curve 39.27 feet in a southeasterly direction to a point in the northerly margin of Doverside Drive; thence along said margin 95.0 feet in an easterly direction to the point of beginning.

Being the same property conveyed to CR Capital Group, LLC, by deed from Deutsche Bank National Trust Company, on April 29, 2013, of record in Instrument Number 20130524-0052823, Register's Office for Davidson County, Tennessee.

This is improved property commonly know as 3329 Doverside Drive, Nashville, TN 37207

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 Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said property, that she has a good and lawful right to sell and convey the same, and that she 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 Grantee and binds herself, her heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, her 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 26th day of August, 2013.

GRANTOR:

CR Capital Group, LLC

_____
By Victor Naar, Manager

STATE OF New York

COUNTY OF Westchester

On this 26th day of August, 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

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

My Commission Expires:

_____



STATE OF New York)

COUNTY OF Westchester)

The actual consideration for this transfer is **$53,500.00.**

_____
AFFIANT Victor Naar, its manager

Subscribed and sworn to before me, this 21 day of **August, 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



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