BILL GARRETT, Davidson County
Trans:T20140017049 DEEDWARRSP
Recvd: 03/13/14 11:01 3 pgs
Fees:18.00 Taxes:3411.22

20140313-0021040

This instrument prepared by & Return to:
Joseph B. Pitt, Jr.
6840 Carothers Parkway
Suite 200
Franklin TN 37067

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ChenGa Realty Group LLC	ChenGa Realty Group LLC	135150A00300CO
6301 Edsall Road, Ste 321	6301 Edsall Road, Ste 321	
Alexandria, VA 22312	Alexandria, VA 22312	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, ***CRSW Land & Cattle Company, L.L.C., a Tennessee limited liability*** *company have this day bargained and sold, and do hereby transfer and convey unto the said* ***ChenGa Realty Group, LLC*** *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:*

Land in Davidson County, Tennessee, being Lot No. 3 on the Final Plat of Nashboro Place, a P.U.D., of record in Instrument No. 20050825010518, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being part of the same properly conveyed to CRSW Land & Cattle Company, a Tennessee Limited Liability Company, by Special Warranty Deed from Pharis T. Douglas and wife, Lola Male Medlin Douglas, dated May 19, 2005, of record in Instrument No. 20050520-0057410, and by Quitclaim Deed dated May 19, 2005, of record in Instrument No. 20050520-0057411, said Register's Office; and being part of the same property conveyed to CRSW Land & Cattle Company, a Tennessee Limited Liability Company, by Special Warranty Deed from Pharis Throop Douglas, Jr. and Mary Ida Louise Douglas Tripp, dated May 19, 2005, of record in Instrument No. 20050520-0057414. Being further conveyed by Quitclaim Deed from Pharis Throop Douglas, Jr. and wife, Lola Maie Medlin Douglas, and Mary Ida Louisa Douglas Tripp and husband, John Tripp, dated May 19, 2005, of record in Instrument No. 20050520-0057415, said Register's Office and being part of the same properly conveyed to CRSW Land & Cattle Company, a Tennessee Limited Liability Company, by Special Warranty Deed from Mary Louise Douglas Ridley Tripp and husband, John Tripp, dated May 19, 2005, of record in Instrument No. 20050520-0057416, and by Quitclaim Deed dated May 19, 2005, of record in Instrument No. 20050520-0057417, said Register's Office.

STATE OF VA

COUNTY OF Fairfax

The actual consideration or value whichever is greater, for this transfer is ***$921,950.00***

Affiant C. Sridhar

Subscribed and sworn to before me this the 11th *day of March 2014*

Notary Public _____

My commission expires: Mar 31, 2015
(Affix Seal)

JOSHUA EDISON
Notary Public
Commonwealth of Virginia
7113190
My Commission Expires Mar 31, 2015

This is (X) improved ( )unimproved property known as 2304 Murfreesboro Pike, Nashville TN 37217,
(House Number) (Street) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth on Exhibit "A".

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 12 day of March, 2014, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

CRSW Land & Cattle Company, LLC, a Tennessee limited liability company
By: NENR Investments, LLC, a Tennessee limited liability company
Its: Sole member

By: _____
William G. Wallis, Jr.
Its: Chief Manager

STATE OF TENENSSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Heather L. Erickson, a Notary Public in and for said County and State, William G. Wallis, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that William G. Wallis, Jr. is the Chief Manager of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12 day of March, 2014.

Notary Public _____

My Commission Expires: 5-22-2017

HEATHER L. ERICKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

- Taxes for the year 2014 a lien, not yet due and payable.
- A Deed of Trust by CRSW Land & Cattle CO L.L.C., A Tennessee limited liability company, trustor, to Joseph B. Pitt, Jr. Esq., trustee, for the benefit of The Lafayette Life Insurance Company, and Indiana corporation, beneficiary, to secure a note in the original amount of $750,000.00 secured thereby, dated 6/26/2006, of record as Instrument No. 20060626-0076089, Register's Office for Davidson County, Tennessee.

  Subordination, Non-Disturbance and Attornment Agreement of record in Instrument Number 20060626-0076091, in the Register's Office for Davidson County, Tennessee.
- Absolute Assignment of Rents and Leases of record in Instrument Number 20060626-0076090 , in the Register's Office for Davidson County, Tennessee.
- UCC-1 Financing Statement naming CRSW Land & Cattle Company, LLC, debtor, and The Lafayette Life Insurance Company, Secured Party, of record as Instrument No. 20060626-00796092 , Register's Office for Davidson County, Tennessee.
- UCC Financing Statement Amendment of record in Instrument Number 20110328-0023406, in the Register's Office for Davidson County, Tennessee.
- UCC Financing Statement Amendment of record in Instrument Number 20110328-0023407, in the Register's Office for Davidson County, Tennessee.
- All matters appearing on the plan of record in Instrument No. 20010315-0024829, Register's Office for Davidson County, Tennessee.
- All matters appearing on the plan of record in Instrument No. 20050825-0101518, Register's Office for Davidson County, Tennessee.
- Declaration of reciprocal Easement, Access, Maintenance Agreement of record in Instrument No. 20050520-0057418, Register's Office for Davidson County, Tennessee.
- Termination of Easements of record in Instrument No. 20050601-0061934, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20050816-0096629, Register's Office for Davidson County, Tennessee.
- Grant of Sewer Line Easement of record in instrument No. 20050531-0061212, Register's Office for Davidson County, Tennessee.
- Application to Combine parcels of record in instrument No. 20050907-0107481, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in instrument No. 20050816-0096610, Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument No. 20070214-0018760, Register's Office for Davidson County, Tennessee.
- Memorandum of Lease dated 06/26/2006 by and between CRSW Land & Cattle Company, LLC, a Tennessee limited liability company (Lessor) and Ruby Tuesday, Inc. a Georgia corporation of record in Instrument No. 20060626-0076088, Register's Office for Davidson County, Tennessee.