SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Ryan Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

O-RL-15-4101

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
RAD Development Inc.	New Owner	
(NAME)	(NAME)	**117-15-0-053.00**
4101 Lone Oak Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CFR INVESTMENTS,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RAD DEVELOPMENT INC.,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being all that parcel of land hereinafter described except a small portion thereof which was conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee by deed from William J. Oliphant and Leonard B. Cash of record in Book 4436, page 146, Register's Office for said county. Said tract of land, including that small portion thereof which was conveyed to said Metropolitan Government by Oliphant and Cash as forestated, is described as follows:

Land in the 7th, formerly 11th, Civil District of Davidson County, Tennessee being part of Lot No. 6 on the Plan of the Subdivision of Lot No. 2 of the Andrew Castleman Lands, as of record in Minute Book "J", page 293, County Court for said County, and being Lot No. 1 on the Plan of the Resubdivision of Lot No. 6 not of record according to a survey made by W. A. Blanchard, Civil Engineer, April 30, 1946 as follows:

Beginning at the southwest corner of Richard Jones Road and Lone Oak Road; thence with the westerly margin of Lone Oak Road, southwardly 78 feet to the corner of Lots No. 1 and 2; thence with the line between said two lots, westwardly 200.01 feet to the easterly line of the Looney property; thence with said line, northwardly 77 feet to the southerly margin of Richard Jones Road; thence with said road, eastwardly 200.02 feet to the point of beginning.

Included in the above description but excluded from this conveyance is a tract of land conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from William H. Oliphant and Leonard B. Cash of record in Book 4436, page 146, said Register's Office as aforesaid, described as follows:

A strip or parcel of land in the 33rd Councilmanic District of Metropolitan Government of Nashville and Davidson County, Tennessee, being part of Lot No. 6 on the Plan of the Subdivision of Lot No. 2 of the Andrew Castleman Lands, as of record in Minute Book "J", page 293, County Court for said County, and being part of Lot 1 on the Plan of the Re-Subdivision of Lot No. 6 not of record and described as follows:

Beginning at the present southwest corner of Richard Jones Road and Lone Oak Road; thence south 0° 52' west 24.51 feet with the present westerly margin of Lone Oak Road to a point; thence northwesterly 38.78 feet around a curve that has a 25.0 foot radius on the new relocated southerly margin of Richard Jones Road to a point on the present southerly margin of Richard Jones Road; thence south 89° 02' east 24.51 feet along the present southerly margin of Richard Jones Road to the point of beginning and containing 128 square feet, more or less.

Being the same property conveyed to CFR Investments by Quitclaim Deed fromThe Estate of Claude F. Mize, Sr., of record in Book 8068, page 652, Register's Office for Davidson County, Tennessee, dated March 20, 1990 and recorded on March 20, 1990.

This conveyance is subject to:
• Taxes for the year 2015 and thereafter, not yet due and payable.

BILL GARRETT, Davidson County
Trans: T20150050974 DEEDWARRSP
Recvd: 06/25/15 10:41 2 pgs
Fees: 13.00 Taxes: 1480.00
20150625-0061096

- If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
- Restrictions of record in Book 1165, Page 561 and Book 1433, page 305, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4101 Lone Oak Road , Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties express or implied are given by this SPECIAL WARRANTY DEED. Wherever 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 my/our hand(s) this the 29th DAY OF MAY, 2015.

CFR Investments

BY: Steven R Mize

Steven R. Mize
Managing Partner

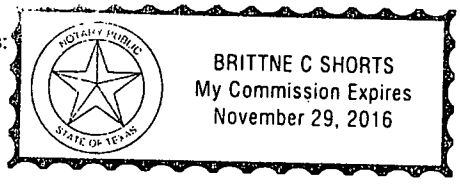
STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Collin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven R. Mize, signing for CFR Investments, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the managing partner of CFR Investments, the within named bargainor, a partnership, and that he/she as such managing partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of May, 2015.

Notary Public

My Commission Expires:



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212