THIS INSTRUMENT PREPARED BY:
LAW OFFICE OF ANDREW GIBSON
648 Riverside Drive #410
Memphis, TN 38103

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,625,000.00.

Affiant:

Subscribed and sworn to before me this 18th day of November, 2015.

Notary Public
My Commission Expires: 5-23-2016

BILL GARRETT, Davidson County
Trans:T20150098902 DEEDWARRSP
Recvd: 11/20/15 10:33 4 pgs
Fees:23.00 Taxes:6012.50
20151120-0117890

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Attn: Steve Fithian Or Rick Wilson Frontline Property Mgmt 5601 Bridge St #504 Ft Worth, TX 76112	New Owner	Map 135-15-A Parcel 4.00 CO

For valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CRSW Land & Cattle Company, LLC, a Tennessee limited liability company, hereinafter "GRANTOR", has bargained and sold, and by these presents does hereby transfer and convey unto 12th NDT, LLC, a Tennessee limited liability company and hereinafter referred to as "GRANTEE", its successors and assigns forever, that certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto and incorporated herein by reference.

This is improved property known as 2312 Murfreesboro Pike Nashville, TN.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit "B" attached hereto and incorporated herein by this reference.

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, their successors, representatives, heirs

and assigns forever.

And GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as set forth in Exhibit "B" attached hereto.

GRANTOR does further covenant and bind itself, its successors, and assigns to warrant and forever defend the title to the said land to the said GRANTEE, their successors, heirs, representatives and assigns, against the lawful claims by, through, or under the GRANTOR, only.

WITNESS its hand this 18th day of November, 2015.

GRANTOR
CRSW Land & Cattle Company, LLC

BY: _____
William G. Wallis, Jr.
TITLE: Chief Manager

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared William G. Wallis, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of CRSW Land & Cattle Company, LLC, the within bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained by signing the name of CRSW Land & Cattle Company, LLC, as Grantor.

Witness my hand and official seal this 18th day of November, 2015.

Michelle Lee Summar
Notary Public

My Commission Expires: 5-23-2016



Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 4 on the Final Plat of Nashboro Place, a P.U.D., of record in Instrument No. 200508250101518, 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 property 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.

EXHIBIT B

Encumbrances and Exceptions

1. Subject to all matters shown on Plan of record in Instrument No. 20050825-0101518, Register's Office for Davidson County, Tennessee.
2. Declaration of Reciprocal Easement, Access, Maintenance Agreement, of record in Instrument No. 20050520-0057418, Register's Office for Davidson County, Tennessee.
3. Termination of Easements of record in Instrument No. 20050601-0061934, Register's Office for Davidson County, Tennessee.
4. Stormwater Detention Agreement of record in Instrument No. 20050816-0096629 Register's Office for Davidson County, Tennessee.
5. 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.
6. Easement of record in Instrument No. 20070214-0018760, Register's Office for Davidson County, Tennessee.
7. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140313-0021039, Register's Office for Davidson County, Tennessee.