BILL GARRETT, Davidson County
Trans:T20130068681 DEEDWARRSP
Recvd: 08/09/13 13:56 5 pgs
Fees:28.00 Taxes:5180.00
20130809-0083924

SPECIAL WARRANTY DEED

TO: 5714 Edmondson Investors, LLC

FROM: CO Acquisition Property XIV, LLC

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
5714 Edmondson Investors, LLC 9175 Carothers Parkway, Suite 110 Franklin, TN 37067	Same	Map161 Parcels 1, 2, 4, 5, 6, 7, 9, 10, 11, and 12

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,400,000.00

Affiant

Sworn to and subscribed before me, this 9th day of August, 2013.

Notary Public

My Commission Expires:

NOTARY PUBLIC
Traci Bruce
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

TRACI BRUCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **CO Acquisition Property XIV, LLC, a Colorado limited liability company** (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **5714 Edmondson Investors, LLC, a Tennessee limited liability company** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 5714-5716 Edmondson Pike, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 8th day of August, 2013.

SELLER: **CO Acquisition Property XIV, LLC, a Colorado limited liability company**

By: _____

Title: Robert S. Passehl, Vice-President

STATE OF Colorado)
)
COUNTY OF Arapahoe)

Before me, Leah Mumford, a Notary Public in and for the County and State aforesaid, personally appeared Robert S. Passehl of CO Acquisition Property XIV, LLC, 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 Vice-President of CO Acquisition Property XIV, LLC, a Colorado limited liability company, the within named bargainor, and that he as such Vice President of the limited liability company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Vice President.

Witness my hand and seal at office in Arapahoe County, Colorado, this 8th day of August, 2013.

LEAH MUMFORD NOTARY PUBLIC STATE OF COLORADO

_____
Notary Public

My Commission Expires: 12-1-14

EXHIBIT A

PROPERTY DESCRIPTION

Land in the 31 Councilmanic District of Davidson County, Tennessee, more particularly described according to survey of James L. Murphy, Jr., dated August 31, 1979, as follows:

Beginning at an iron pin in the easterly margin of Edmondson Pike, said point being 379 feet, more or less, from the southeast corner of Old Hickory Boulevard and Edmondson Pike, said distance running along the easterly margin of Edmondson Pike in a southerly direction; thence N 88 deg. 24 mm. 00 sec. E 562.12 feet to an iron pin; thence S 5 deg. 02 mm. 36 sec. E 423.40 feet to an iron pin; thence S 89 deg. 39 mm. 23 sec. W 286.98 feet to an iron pin; thence N 3 deg. 11 mm. 14 sec. W 155.00 feet to an iron pin; thence 5 86 deg. 13 mm. 09 sec. W 289.79 feet to an iron pin in the easterly margin of Edmondson Pike; thence along the easterly margin of Edmondson Pike N 3 deg. 00 mm. 00 sec. W 272.50 feet to the point of Beginning, containing 4.47 acres, more or less.

Included in the land described above but excluded from this conveyance is that portion of same conveyed to the State of Tennessee by deed of record in Book 7859, Page 364, said Register's Office, described as follows:

Beginning at the point of intersection of the existing margin of Edmondson Pike and the north boundary of the Community Club property; thence with said east margin northwardly 268 feet, more or less, to a point in the Harry W. Williams south boundary; thence with said boundary 5 86 deg. 00 mm. 00 sec. B 11.07 feet; thence S 4 deg. 57 min. 00 sec. W 151.7 feet; thence S 2 deg. 25 min., 18 sec. W 120.61 feet to the point of Beginning, containing 1103 square feet, and being part of the same property conveyed by Dewey W. Pedigo, Trustee, to Jerry M. Turrentine and wife, Betty A. Turrentine, of record in Book 5503, Page 320, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to CO Acquisition Property XIV, LLC, by deed from K. David Waddell & Nelwyn W. Inman, as Substitute Trustees, dated 08/28/2012, of record in Instrument No. 20120829-0078144, in Register's Office. Property previously conveyed to K. David Waddell & Nelwyn W. Inman, as Substitute Trustees, by Appointment of Substitute Trustee, dated 07/18/2012, of record in Instrument No. 20120719-0063618, in said Register's Office.

Previously conveyed to Harris H, Williams and wife, Rebecca W. Williams, and WM, LLC by deed from Jerry M. Turrentine and wife, Betty A. Turrentine, dated 4/21/99 of record in Book 11447, Page 287, as re-recorded in Book 11491, Page 514, Register's Office of Davidson County, Tennessee. By quitclaim deed dated 3/27/0 1 of record in Instrument No. 200104050033173, said Register's Office, Harris H. Williams and wife, Rebecca W. Williams, conveyed their interest in subject property to WM, LLC.

WM, LLC submitted the property hereinabove described, pursuant to the Tennessee Condominium Act of 2008, Tennessee Code Annotated 66-27-101, et seq., as amended, to that Declaration of Williams Place Business Condominiums (A Business Condominium Horizontal Property Regime) of record in Instrument No. 201011090090029, Register's Office of Davidson County, Tennessee, to which said Declaration the property hereinabove described is made subject to.

Included in the description of said Williams Place Business Condominiums (A Business Condominium Horizontal Property Regime), the Declaration of which appears of record in Instrument No. 201011090090029, said Register's Office, but specifically excluded from this conveyance is Unit 3 on the Plat of Williams Place Business Condominiums, a horizontal property regime, as identified on Exhibit B of said Declaration of record in Instrument No. 201011090090029, conveyed by WM, LLC to Judith L. Torchia by Special Warranty Deed dated 12/14/10 of record in Instrument No. 201012170100506, said Register's Office.

Being the same property conveyed to CO Acquisition Property XIV, LLC by deed of record at Instrument No. 20120829-0078144, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2013, a lien, not yet due and payable.
2. Plat of record in Book 11700, Page 1, said Register's Office.
3. Memorandum of Lease in Book 11741, Page 829, said Register's Office.
4. Reciprocal Easement Agreement in Book 11443, Page 152, said Register's Office.
5. Stormwater Detention Agreement in Instrument No. 200101170004856, said Register's Office.
6. Easement for Party Wall in Book 212, Page 183, said Register's Office.
7. Wireless Communication Easement and Assignment Agreement in Instrument No. 2001110310084693, said Register's Office.