BILL GARRETT, Davidson County
Trans:T20140046530 DEEDWARRSP
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Fees:23.00 Taxes:2497.50
20140630-0057352

SPECIAL WARRANTY DEED

TO: Eleven Eleven Holdings, LLC

FROM: 5714 Edmondson Investors, 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
Eleven Eleven Holdings, LLC 765 14th St. Boulder, CO 80302	Same	Map 161-13-0C Parcel 1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $675,000.00

Mark Carver
Affiant

NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018

Sworn to and subscribed before me, this 26 day of June, 2014.

Traci Sellers
Notary Public

My Commission Expires: 3-6-18

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, **5714 Edmondson Investors, LLC, a Tennessee limited liability company** (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **Eleven Eleven Holdings, LLC, a Colorado 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 and known as Unit 1A, Williams Home Place Condominiums, 5714 Edmonson 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 26th day of ~~February~~ June, 2014.

SELLER: **5714 Edmondson Investors, LLC, a Tennessee limited liability company**

By: Pate Team Equity Management Services, LLC, a Tennessee limited liability company, Manager

By: _____
John F. Pate, Jr., Manager

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, Traci Sellers, a Notary Public in and for the County and State aforesaid, personally appeared John F. Pate, Jr., Manager of Pate Team Equity Management Services, LLC, the Manager of 5714 Edmondson Investors, 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 Manager of Pate Team Equity Management Services, LLC, the Manager of 5714 Edmondson Investors, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Manager 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 Manager.

Witness my hand and seal at office in Nashville, Tennessee, this 26 day of June, 2014.

Traci Sellers
Notary Public

My Commission Expires: 3-18-18

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

The land referred to in this Commitment is situated in the County of Davidson, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Unit No. 1A, on the Horizontal Property Regime for Williams Place Business Condominiums (A Business Condominium Horizontal Property Regime), as recorded in the Declaration of record in Instrument No. 20101109-0090029, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Declaration.

Being a portion of the same property conveyed to 5714 Edmondson Investors, LLC, a Tennessee limited liability company by deed from CO Acquisition Property XIV, LLC, a Colorado limited liability company, of record as Instrument No. 20130809-0083924, dated August 8, 2013, corrected by Scrivener's Affidavit of record in Instrument No. 20131031-0113161, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2014, a lien, not yet due and payable.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20101109-0090029, and as amended by First Amendment of record as Instrument No. 20140211-0012026, said Register's Office.

3. Matters shown on the Plan of record in Plat Book 11700, page 1, said Register's Office.

4. Memorandum of Lease of record in Book 11741, page 829, said Register's Office.

5. Reciprocal Easement Agreement of record in Book 11443, page 152, said Register's Office.

6. Stormwater Detention Agreement of record as Instrument No. 20010117-0004856, said Register's Office.