2

SPECIAL WARRANTY DEED

TO:	JK Warrior Fitness, LLC	This instrument was prepared by: C. Mark Carver, Esq. Sherrard & Roe, PLC
FROM:	5714 Edmondson Investors, LLC	150 3rd Avenue South, Suite 1100 Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
JK Warrior Fitness, LLC 754 Rolling Ford Drive Brentwood, TN 37027	Same	Map 161-13-0C Parcels 2, 3, and 4

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $310,000.00

Affiant

Sworn to and subscribed before me, this 2nd day of January, 2015.

Notary Public

My Commission Expires: 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

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 **JK Warrior Fitness, 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 and known as Units 1B, 1C, and 2A, 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.

BILL GARRETT, Davidson County
Trans:T20150001145 DEEDWARRSP
Recvd: 01/06/15 13:54 4 pgs
Fees:23.00 Taxes:1147.00
20150106-0001426

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 on Exhibit B), 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 2 day of January, 2015.

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

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

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

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, Priscilla C. Urbanek, 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 2nd day of January, 2015.

_____
Notary Public

My Commission Expires: March 8, 2014

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

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

Land in Davidson County, Tennessee, being Units No. 1B, 1C and 2A, on the Horizontal Property Regime for Williams Place Business Condominiums (A Business Condominium Horizontal Property Regime), as recorded in the Master Deed of record as 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 Master Deed.

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, of record as Instrument No. 20130809-0083924, corrected as Instrument No. 20131031-0113161, dated 080813, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2015, a lien, paid.

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

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

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

5. Master Deed of record as Instrument No. 20101109-0090029, amended as Instrument Nos. 20140211-0012026, 20140917-0085213 and 20140917-0085214, said Register's Office.

6. Assignment of Declarant's Rights of record as Instrument No. 20140915-0084318, said Register's Office.