WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160073084 DEEDWARR
Recvd: 08/22/16 13:05 3 pgs
Fees: 18.00 Taxes: 1572.50
20160822-0087583

J. TRENT LEHMAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON
My Comm. Expires November 13, 2017

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of August, 2016

Notary Public

MY COMMISSION EXPIRES: 11/13/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
V3 Property Management LLC	V3 Property Management LLC	161130C00500CO
(NAME)	(NAME)	
C/O Dan Vild, 5714 Edmondson Pike Suite 2C	C/O Dan Vild, 5714 Edmondson Pike Suite 2C	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **5714 Edmondson Investors, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **V3 Property Management LLC,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☐ property, known as 5714 Edmonson Pike, Unit 2B, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 hands this 11th day of August, 2016.

5714 EDMONDSON INVESTORS, LLC

Jeff Pate
Managing Member

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be of 5714 Edmondson Investors, LLC and that as such executed the foregoing instrument for purposes therein contained, by signing the name of the entity by as

WITNESS my hand and seal this 11th day of August, 2016.

Notary Public J. Trent Lehman
My Commission Expires: 11/13/17

File No.: 11402

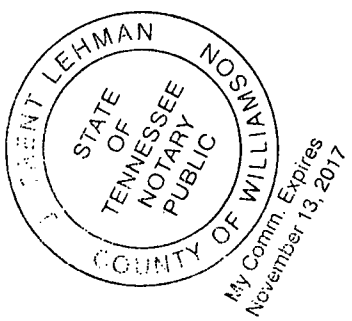


EXHIBIT "A"
LEGAL DESCRIPTION

The land is situated in the County of Davidson, State of Tennessee, and described as follows:
Land in Davidson County, Tennessee, being Unit No. 2B, 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 EDMONSON INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from CO ACQUISITION PROPERTY XIV, LLC, of record as Instrument No. 20130809-0083924, said Register's Office. Also being the same property conveyed to 5714 Edmonson Investors, LLC. by Quitclaim Deed form CO Acquisition Property XIV, LLC recorded on February 3, 2014, of record in Instrument No. 20140203-0009432, Register's Office for Davidson County, Tennessee.