Bill Garrett Davidson County
Batch# 105371 DEEDWARR
06/15/2018 03:38:30 PM 5 pgs
Fees: $28.00 Taxes: $19,702.50
20180615-0057966

Prepared by:
Randy M. Kennedy
Attorney at Law
625 Anderson Street
Bristol, Tennessee 37620

WARRANTY DEED

THIS DEED, made and entered into on this the 14th day of June, 2018, by and between **SHOPPES AT HAMILTON CROSSING, LLC,** a Tennessee limited liability company, party of the first part, and **MEXICO CENTER, INC.,** a Colorado corporation, party of the second part;

W I T N E S S E T H:

That for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby grant, bargain, sell, transfer, and convey unto the party of the second part, the following described property situate in the Davidson County, Tennessee, and more particularly described as follows:

TRACT 1:

Being Lot No. 4, on the Plan of Final Plat Hamilton Crossings Business Park Resubdivision of Lots 3 & 4, Section 2, as shown on plat of record as Instrument No. 200602090015987, in the Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
Less and except that .44-acre tract conveyed to CRT Hamilton Corp., by Quitclaim Deed recorded as Instrument No. 20060616-0071770.

TRACT 2:

Being Lot No. 5 on the Plan of Hamilton Crossings Business Park, as shown on plat of record in Plat Book 9700, page 788, in the Register's Office for Davidson

County, Tennessee, to which plat reference is hereby made for a more particular description.

Being a portion of the same property conveyed to Shoppes at Hamilton Crossing, LLC, a Tennessee limited liability company, by Deed which appears of record in the Office of the Register of Deeds for Davidson County, Tennessee, as Instrument No. 200511210140610.

Tax Map No. 14900035500 and 14900035600

Property Address: 809 and 825 Hamilton Crossing, Antioch, Tennessee

TO HAVE AND TO HOLD the above-described property, together with all improvements thereon and appurtenances thereunto belonging, unto the party of the second part, its successors and assigns in fee simple forever.

The party of the first part covenant with the party of the second part that it is lawfully seized and possessed of the property herein described and hereby conveyed, that it has a good right and full authority to convey same, that the same is unencumbered; and that it will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to the legal easements, reservations and restrictions imposed by any Planning Commission having authority over the subject property and to all valid and presently recorded restrictions, conditions and easements affecting said property and subject to any visual easements or which a visual inspection would disclose.

Taxes for the year 2018 are prorated and the payment is assumed by the party of the second part.

The property described herein is accepted at Closing "AS IS" "WHERE IS".

IN TESTIMONY WHEREOF, Witness the signature of the party of the first part hereunto affixed, on the day and year first above written.

SIGNATURE INTENTIONALLY ON NEXT PAGE

SHOPPES AT HAMILTON CROSSING, LLC

By: _____

K.D. MOORE, Member Manager

STATE OF TENNESSEE)
:ss
COUNTY OF SULLIVAN)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, K.D. Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing Affidavit are true of his/her own knowledge and who, upon oath, acknowledged him/herself to be the Member Manager of Shoppes at Hamilton Crossing, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of Shoppes at Hamilton Crossing, LLC, a Tennessee limited liability company, for the purposes therein contained.

WITNESS my hand and official seal at Bristol, Tennessee, this this 15th day of June, 2018.

_____
Notary Public

RANDY M. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
SULLIVAN COUNTY

My Commission Expires:

4/24/19

NAME AND ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES:

Name and address of New Owners: Send Tax Bills to:

Name: Mexico Center, Inc.

Address: 6566 S. Riviera Way
Aurora, CO 80016

The undersigned does hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater is $5,325,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sworn to and subscribed before me this the 15th day of June, 2018.

Notary Public

RANDY M. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
SULLIVAN COUNTY

My Commission Expires:

4/24/19

THE PREPARER OF THIS DEED MAKES NO CLAIM AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED. THIS DEED SHOULD BE RECORDED IMMEDIATELY TO PROTECT YOUR RIGHTS.

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Heather Wood
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and
Notary's Name

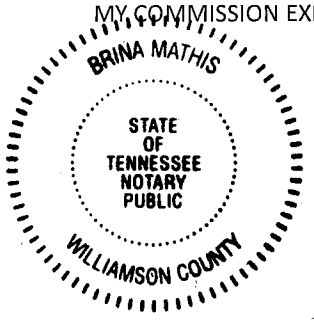
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).