This instrument was prepared by:
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Lehman & Lehman
1646 Westgate Circle, Suite 102
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 303012 DEEDWARRSP
10/21/2019 09:19:54 AM 5 pgs
Fees: $28.00 Taxes: $2,033.89
20191021-0107347

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NOS.
Lau Holdings, LLC 4639 Mountain View Dr. Nashville, TN 37215	NEW OWNER	P/O 161130C90000CO New for 2020 161130C01400CO

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **5714 Edmondson Investors, LLC, a Tennessee limited liability company** ("Grantor"), does hereby transfer and convey unto **Lau Holdings, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain tracts or parcels of land located in Davidson County, Tennessee and described with greater particularity in Exhibit A, attached and incorporated by reference (the "Property").

The above-referenced land is improved property commonly known as 5714A Edmondson Pike, Unit 10A, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, its successors and assigns, forever;

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple; that it has a good right to sell and convey the same; and that the same is unencumbered, except for the encumbrances set forth on Exhibit B;

AND Grantor does further covenant and bind itself, its heirs, personal representatives and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise.

[The remainder of this page has intentionally been left blank, signatures to follow on next page.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of this 17 day of October 2019.

GRANTOR:

5714 Edmondson Investors, LLC
By: Pate Team Equity Management Services, LLC
Its: Manager

_____

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John F. Pate, Jr. the Manager of Pate Team Equity Management Services, LLC, with whom I am personally acquainted, and who upon oath acknowledged himself to be Manager of 5714 Edmondson Investors, LLC, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of 5714 Edmondson Investors, LLC by himself as such officer.

Witness my hand and official seal at on this October 11, 2019

J. TRENT LEHMAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

_____
Notary Signature

J. Trent Lehman
Print Notary Name
My Commission Expires: 11/14/21

STATE OF TENNESSEE)
COUNTY OF _____)

The actual consideration or value, whichever is greater for this transfer is $549,700.00

_____
Affiant

Subscribed and sworn to before me this the ____ day of October 2019.

_____
Notary Public

My Commission Expires: ____

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of this ____ day of October 2019.

GRANTOR:

5714 Edmondson Investors, LLC
By: Pate Team Equity Management Services, LLC
Its: Manager

_____

By: John R. Pate, Jr.
Its: Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John F. Pate, Jr. the Manager of Pate Team Equity Management Services, LLC, with whom I am personally acquainted, and who upon oath acknowledged himself to be Manager of 5714 Edmondson Investors, LLC, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of 5714 Edmondson Investors, LLC by himself as such officer.

Witness my hand and official seal at on this October 11, 2019

Notary Signature

CORTLAND D. JOYCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 9 2023

Cortland D. Joyce
Print Notary Name
My Commission Expires: May 9, 2023

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater for this transfer is $549,700.00

Affiant

CORTLAND D. JOYCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 9 2023

Subscribed and sworn to before me this the 17th day of October 2019.

Notary Public

My Commission Expires: May 9, 2023

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 Unit No. 10A, as shown on the Amendment to The Declaration of Williams Place Business Condominiums of record in Instrument Number 20190307-0020859 and 20191021007331 of 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. Additional Amendments to Declaration of record in Instrument Nos. 20140211—0012026, 20140917-0085213, 20140917-0085216, and 20140106-001425, said Registers Office. Being the same property conveyed to O.R. Investments, Inc., a Tennessee Corporation by Deed dated May 3, 1996 from GAT, LLC, a Tennessee Limited Liability Company, recorded May 7, 1996, in Book D562, Page 965, in the Official Records of Madison County, Tennessee.

EXHIBIT B

Encumbrances

1. Taxes and assessments for the year 2019 and subsequent years, not yet due and payable.
2. Subject to all matters appearing on the Plan of record in Exhibit "b1-b3" of record in Instrument No. 20101109-0090029, and Exhibit "b-2" of record in Instrument No. 20140210012026, and Boundary Plat of record in Book 11700, Page 1, said Register's Office.
3. Wireless Communication Easement and Assignment Agreement as may affect subject properties of record in Instrument No. 20111031-0084693, said Register's Office.
4. Stormwater Detention Agreement of record in Instrument No. 20010117-0004856, said Register's Office.
5. Assignment of Declarant Rights of record in Instrument No. 20140915-0084318, said Register's Office.
6. Reciprocal Easement Agreement of record in Book 11443, Page 152, said Register's Office.
7. Parking License Agreement of record in Instrument No. 20140917-0085215, said Register's Office.
8. Memorandum of Lease as may affect subject property of record in Book 11741, Page 829, said Register's Office.
9. Signage License Agreement as may affect subject property of record in Instrument No. 20140917-0085216, said Register's Office.
10. Easement for Parking Wall of record in Book 212, Page 183, said Register's Office.
11. Declaration of Easement as may affect subject property of record in Book 10924, Page 189, said Register's Office.
12. Conveyance to State of Tennessee of record in Book 7859, Page 364, said Register's Office.
13. Declarations and Bylaws of record in Instrument No. 20101109-0090029, Instrument No. 20140211-0012026, Instrument No. 20140917-0085213, Instrument No. 20140917-0085214, Instrument No. 20150106-0001425, Instrument No. 20190307-0020859 and Instrument No. , said Register's Office.