This Instrument Prepared by:
Lehman Title & Escrow, LLC
1646 Westgate Circle, Suite 102
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 338676 DEEDWARRSP
01/06/2020 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $2,216.30
20200106-0001228

Name and Address of New Owner:
JP Import Auto Service, LLC
2212 Maple Grove Lane
Brentwood, TN 37027

Send Tax Bills To:
New Owner

Map & Parcel No: 161-13-0C-012.00-C
Improved property commonly known as: 5716 Edmondson Pike, Nashville, TN 37211

SPECIAL/LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **5714 Edmondson Investors, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **JP Import Auto Service, LLC, a Tennessee Limited Liability Company** "the Grantees," the following described real estate in Davidson County, Tennessee:

The land is situated in the County of Davidson, State of Tennessee, and described as follows:
Land in Davidson County, Tennessee, being Unit Nos. 7 and 8, as shown on the Amendment to The Declaration of Williams Place Business Condominiums of record in Instrument No. 20101109—0090029 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, 20140106-001425, 20190307-0020859, 20191021-0107331, and _____202001060001227_____ said Registers Office.

Being part of the same property conveyed to 5714 Edmondson Investors, LLC, a Tennessee Limited Liability Company by Deed dated August 8, 2013 from CO Acquisition Property XIV, LLC, a Colorado limited liability company, recorded August 9, 2013, in Instrument Number 20130809-0083924, in the Official Records of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, their successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, through, or under Grantees, but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its authorized officers on the 3rd day of January, 2020

5714 Edmondson Investors, LLC

By: _____
John F. Pate Jr., Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public of the State and County aforesaid, personally appeared John F. Pate Jr. Manager with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge themselves to be Manager, respectively, of **5714 Edmondson Investors, LLC** , the within named bargainor, a Limited Liability Company, and that they as such officer executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation by themselves as such officer.

WITNESS my hand and official seal this 3rd day of January, 2020

_____
Notary Public
My commission expires: 11/14/21

TRENT LEHMAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **599,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
3rd day of January, 2020

_____
Notary Public
My commission expires: _____

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

File No. 15972

Tennessee Certification of Electronic Document

I, Robert L. Scruggs (Signer's Name), do hereby make oath that I am a licensed attorney and/or the 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.

Robert L Scr
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco (Notary's Name), a notary public for this county and state, Robert L. Scruggs (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT 7, 2020