Rtn to:

Southern I
Title & Escrow, Inc.
P.O. Box 217
Nolensville, TN 37135

#2095

Karen Johnson Davidson County
Batch# 502795 DEEDWARR
10/28/2020 03:00:25 PM 2 pgs
Fees: $13.00 Taxes: $3,515.00

20201028-0125322

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of October, 2020

Notary Public

MY COMMISSION EXPIRES: 9/30/2022

(AFFIX SEAL)

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Queen City Properties, LLC	New Owner	161-13-0C-014.00CO
(NAME) 2105 Cimmaron Drive	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

5714 EDMONDSON INVESTORS LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

QUEEN CITY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

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:

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

Land in Davidson County, Tennessee, being Unit 10B on the Horizontal Property Regime for Williams Place Business Condominiums (a Business Condominium Horizontal Property Regime), the Declaration of which appears in Master Deed of record in Instrument No. 20101109-0090029, assignment of declarant rights of record in Instrument No. 20140915-0084318, as amended in Instrument No. 20140211-0012026, Instrument No. 20140917-0085213, Instrument No. 20140917-0085214, Instrument No. 20140917-0085216, Instrument No. 20150106-0001425, and as further amended in Instrument No. 20190307-0020859, Instrument No. 20191021-0107331, and in Instrument No. 20200106-0001227, corrected by scrivener's affidavit of record in Instrument No. 20200923-0109222, said Register's Office, to which reference is hereby made for a more complete description, together with undivided percentage interest in the common elements and an undivided interest in the limited common elements allocated to said unit as set forth in said Declaration and Amendments, said Register's Office.

Being part of the same property conveyed to 5714 Edmondson Investors, LLC., a Tennessee limited liability company by special warranty deed date August 8th, 2013 from CO Acquisitions Property XIV, LLC, a Colorado limited liability company of record in Instrument No. 20130809-0083924, corrected by scrivener's affidavit of record in Instrument No. 20131031-0113161, said Register's Office.

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.

This *Improved* property is commonly known as: 5714 B Edmondson Pike, Nashville, TN 37211

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 hand(s) this 23rd day of October, 2020

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

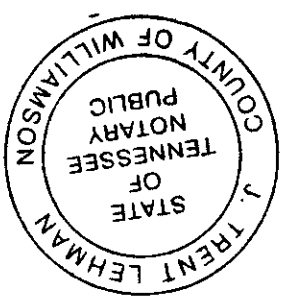
By: John F. Pate, Jr., its Manager

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, at office, this October 23, 2020.

Notary Signature
My commission expires: 11/14/21



LT&E File #16963