BILL GARRETT, Davidson County
Trans:T20090063189 DEEDWARR
Recvd: 09/15/09 15:55 6 pgs
Fees:33.00 Taxes:1147.00

20090915-0086219

State of ~~Georgia~~, County of ~~Gwinnett~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $310,000.00

William R. Ham, Affiant
Subscribed and sworn to before me this 10th day of September, 2009

~~S.E. Bark, Notary Public, Georgia, State at Large~~
My Commission Expires:

BRANDY K. PARK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 22, 2010

This Instrument was prepared by: Kirk Moser, Esq., 201 4th Avenue North, #150, Nashville, TN 37201-3005

Address of New Owner:	Send Tax Bills To:	Map-Parcel Number
Miyeon Baek 5408 Incline Drive Nashville, Tennessee 37211	Miyeon Baek 5408 Incline Drive Nashville, Tennessee 37211	81-2-170

Limited Warranty Deed

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, **David Kim, a/k/a David S. Kim and wife, Soon Won Kim, a/k/a Eunice S. Kim**, hereinafter called Grantors, have bargained and sold and by these presents to transfer and convey unto **Miyeon Baek**, hereinafter called Grantee, her heirs, and assigns, a certain tract of land in Davidson County, State of Tennessee, described as follows:

See attached Exhibit A which is incorporated by reference herein.

Being part of the same property conveyed to Hugh H. Caldwell and wife, Nancy G. Caldwell by deed from Jimco, Inc., filed of record in Book 4534, Page 803, Registrar's Office for Davidson County, Tennessee.

Also being the same property conveyed to David Kim and wife, Soon Won Kim, by deed from Hugh H. Caldwell and wife, Nancy G. Caldwell, filed of record in Book 10190, Page 286, Registrar's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easement, restrictions and building set back lines of record.

This is improved property known as 2801 Clarksville Pike, Nashville, Tennessee 37208.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging on the said GRANTEE, her heirs and assigns forever; and we do covenant with said GRANTEE 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 said land unto the said Grantees, her heirs and assigns, against the lawful claims of all persons claiming by, through or Grantors, but not otherwise. 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.

[Execution on Following Page]

Witness their hands this ____ day of September, 2009.

David Kim, a/k/a David S. Kim

Soon Won Kim by
David Kim, Attorney In Fact.

Soon Won Kim, a/k/a Eunice S. Kim,

By her Husband and Attorney in Fact
David Kim, a/k/a David S. Kim
Pursuant to the Limited Power of Attorney for
The Sale of Real Estate Attached.

(Acknowledgement for David Kim, a/k/a David S. Kim)

State of Georgia
County of Gwinnett

On the 10 day of September, 2009, before me, personally appeared David Kim, a/k/a David S. Kim, known to me (or satisfactorily proven) to be the person whose name is subscribed above, and acknowledged that he executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

7-23-13	
My Commission Expires	Notary Public: S. E. Bark

SE BARK NOTARY PUBLIC GWINNETT COUNTY, GEORGIA My Commission Expires 07-23-2013

(Acknowledgement for David Kim, a/k/a David S. Kim as Attorney In Fact for Soon Won Kim a/k/a Eunice S. Kim)

State of Georgia
County of Gwinnett

On the 10 day of September, 2009, before me, personally appeared David Kim, a/k/a David S. Kim, known to me (or satisfactorily proven) to be the person whose name is subscribed above as attorney in fact for Soon Won Kim a/k/a Eunice S. Kim, and acknowledged that he executed the same as the act of his principal for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

7-23-13	
My Commission Expires	Notary Public: S. E. Bark

SE BARK NOTARY PUBLIC GWINNETT COUNTY, GEORGIA My Commission Expires 07-23-2013

EXHIBIT "A"

Land in Davidson County, Tennessee, being a part of Tract No. 9 on the Plan of the G.W. Ankenbaurer Estate, as divided in Chancery Court under Rule No. 65611 and described according to a survey made by Wm. Collier Parrish Associates, Civil Engineers, dated July 28, 1965, as follows:

BEGINNING at the southwest corner of the intersection of 28th Avenue, North, and the Clarksville Highway (U.S. 41) and running thence with the southerly margin of said highway north 55 degrees 50 minutes west 60 feet to a point; thence, south 34 degrees 10 minutes west 150 feet to a point; thence, south 55 degrees 50 minutes east 60 feet to a point in the westerly margin of said Avenue, north 34 degrees 10 minutes east 150 feet more or less to the beginning.

Being the same property conveyed to Hugh H. Caldwell and wife, Nancy G. Caldwell by deed from Jimco, Inc. of record in Book 4534, page 803, Register's Office for Davidson County, Tennessee.

INCLUDED BUT EXPRESSLY EXCLUDED FROM THE ABOVE DESCRIPTION:

Land in the 19th Councilmanic District of Metropolitan Government of Nashville and Davidson County, Tennessee, being part of Lot No. 1 on the plat of the resubdivision of part of Lot 9 on the plan of G.W. Ankenbaurer Estates, of record in Plat Book 4470, page 98, Register's Office for Davidson County, Tennessee, described according to a plan made by the State of Tennessee Department of Transportation Bureau of Highways.

BEGINNING at a point where the property line between Chevron Oil Company and Hugh H. Caldwell intersects the present West margin of 28th Avenue North; thence North 53 degrees 10 minutes West 11.00 feet along said property line to a point; thence North 36 degrees 48 minutes 58 seconds East 110.00 feet along the new relocated West margin of 28th Avenue North to the beginning of a curve to the left having a radius of 65.0 feet; thence around said curve in a Northwesterly direction 85.9 feet to a point; thence North 36 degrees 50 minutes East 26.90 feet along the property line between Chevron Oil Company and Hugh H. Caldwell to a point; thence South 53 degrees 11 minutes 02 seconds East 60.0 feet along the present southerly margin of the Clarksville Highway to a point; thence South 36 degrees 48 minutes 58 seconds West 200.00 feet along the present West margin of 28th Avenue North to the point of beginning conveyed by Consent Orders of record in Book 4883, page 103 and in Book 5130, page 992, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Hugh H. Caldwell and wife, Nancy G. Caldwell by deed from Jimco, Inc. of record in Book 4534, page 803, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to David Kim and wife, Soon Won Kim, by deed from Hugh H. Caldwell and wife, Nancy G. Caldwell, filed of record in Book 10190, Page 286, Registrar's Office for Davidson County, Tennessee.

8102 09/13 0101 03CHECK 512.50

After recording, return to: Closing Pro Title & Escrow, LLC 2400 Pleasant Hill Rd, #225 Duluth, GA 30096	"Property": 2801 Clarksville Pike Nashville, TN 37208 (Davidson County) As described on Exhibit A Attached hereto

Limited Power of Attorney For The Sale of Real Property

KNOW ALL MEN BY THESE PRESENTS:

I, **Soon Won Kim, a/k/a Eunice S. Kim** in connection with the sale of the Property described above , (the "Property"), hereby name, nominate and appoint **my husband, David Kim, a/k/a David S. Kim,** as my true and lawful attorney-in-fact, for me and in my name, place and stead as my agent and attorney-in -fact, to sign my name and execute on my behalf any and all legal papers or modifications thereto necessary to consummate the sale of the Property, to **Miyeon Baek** including, without limitation, a sales contract, modifications thereto, a limited warranty deed, affidavits, closing statements, and issue or endorse checks. In connection herewith, my said attorney-in-fact shall have the power generally to do and perform all that I might do as if I were present with respect to said sale of the Property, as fully and effectually in all respects as I myself could do, and I do hereby consent to, ratify and confirm everything which my said attorney-in-fact, pursuant to the powers herein contained, shall do with respect to the sale of the Property by virtue of these presents, and agree that I am bound by all of said documents as if personally executed by me.

The purchaser, any lender, any title insurance company and their lawyers shall be entitled to rely on the contents hereof unless and until a written revocation hereof is recorded and indexed in the real estate records of the county in which the Property is located.

This Limited Power of Attorney shall not be affected by my disability and shall expire if the sale is not consummated, on December 1, 2009.

[Execution on Following Page]

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my seal on this 8 day of ~~August, 2006~~ September, 2009

Signed, sealed and delivered in
presence of the following two witnesses

X _____
Witness # 1 Joseph Lee

X _____ (Seal)
Soon Won Kim, a/k/a
Eunice S. Kim

X _____
Witness # 2, a Notary Public
My Commission Expires: 4/1/11
Affix Notary Seal

HYUK K. YOO
MY COMMISSION EXPIRES
APRIL 1, 2011
GWINNETT CO., GEORGIA
NOTARY PUBLIC

STATE OF GEORGIA
COUNTY OF GWINNETT

On this the 8 day of September, 2009, before me, personally appeared Soon Won Kim, a/k/a Eunice S. Kim, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing **Limited Power of Attorney For The Sale of Real Property**, and acknowledged that she executed the same as her act for the purposes therein set forth.

In witness whereof I hereunto set my hand and official seal.

4/1/11
My Commission Expires

_____
Notary Public:

HYUK K. YOO
MY COMMISSION EXPIRES
APRIL 1, 2011
GWINNETT CO., GEORGIA
NOTARY PUBLIC

EXHIBIT "A"

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Being part of the same property conveyed to Hugh H. Caldwell and wife, Nancy G. Caldwell by deed from Jimco, Inc. of record in Book 4534, page 803, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to David Kim and wife, Soon Won Kim, by deed from Hugh H. Caldwell and wife, Nancy G. Caldwell, filed of record in Book 10190, Page 286, Registrar's Office for Davidson County, Tennessee.

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