WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100018114 DEEDWARR
Recvd: 03/29/10 11:48 3 pgs
Fees:18.00 Taxes:7400.00
20100329-0023188

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Music City Title & Escrow, LLC, 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth J. Hong and wife, Agnes L. Hong et al	NEW OWNER	
(NAME)	(NAME)	16100027800
471 Old Hickory Blvd.		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, Lineberry Properties, Inc. and Robinson Properties, LP, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth J. Hong and wife, Agnes L. Hong, as to an undivided 33 and 1/3rd % interest (the "Entirety Interest"), and, Jack L. Hong and Rose C. Hong Trustors of The Hong Family Trust, as to an undivided 66 and 2/3rds % interest (the "Trust Interest"), the said Entirety Interest and Trust Interest, as they relate to each other, being held as tenants in common, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐
This is improved ☒ property, known as 471 Old Hickory Blvd., Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Record & Return To:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

File No. DSE-~~FCOS~~-10-471

Witness our hands this 23rd day of March, 2010.

Lineberry Properties, Inc.

By: _____
Mark Lineberry, Vice President

Minotaur, Inc., as Corporate General Partner for
Robinson Properties, LP
By: _____
Bill Robinson, President

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared Mark Lineberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Vice President (or other officer authorized to executed the instrument) of Lineberry Properties, Inc. the within named bargainor, a corporation, and that such Vice President or officer as such Lineberry Properties, Inc. executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Vice President.

Witness my hand and official seal at Mt. Juliet, Tennessee this 23rd day of March, 2010.

Commission expires: May 3, 2010

DELAINA D. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

_____
Delaina D. Thompson Notary Public

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared Bill Robinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President (or other officer authorized to executed the instrument) of Minotaur, Inc., as Corporate General Partner for Robinson Properties, LP the within named bargainor, a partnership, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation as Corporate General Partner for Robinson Properties, LP, by himself as President.

Witness my hand and official seal at Mt. Juliet, Tennessee this 23rd day of March, 2010.

Commission expires: May 3, 2010

DELAINA D. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

_____
Delaina D. Thompson Notary Public

EXHIBIT A

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

Being land in the First Civil District, Thirty-Second Councilmanic District, Nashville, Davidson County, Tennessee, located generally south of Old Hickory Boulevard and west of Edmondson Pike, being Lot 1, Revision One, Resubdivision of Lot 2, First Revision of Edmondson Crossing Shopping Center as of record in Instrument No. 200002070012628, R.O.D.C. and being more particularly described as follows:

Beginning at an iron pin found in the southerly right-of-way line of Old Hickory Boulevard at the northeast property corner of Alan D. Revelette and Candace Revelette as of record in Deed Book 11145, Page 533, R.O.D.C., also being the northwest corner of the herein described lot;

Thence, with the southerly right-of-way line of Old Hickory Boulevard the following three calls:

S48°05'31" E, 29.19 feet to an iron pin found;
S51°17'49"E, 127.98 feet to a pk nail found;
S49°27'22"E, 103.37 feet to a northwest corner of Lot 2 of the above mentioned plan;

Thence, leaving said southerly right-of-way line of Old Hickory Boulevard with the westerly and northerly property line of said lot two the following three calls;

S07°40'11"W, 104.68 feet;
S17°38'07"E, 21.18 feet;
S89°05'38"W, 227.92 feet to the southwest corner of the herein described Lot 1 and being in the easterly line of Revelette;

Thence, with said easterly line of Revelette, N06°46'57"E, 194.46 feet;
Thence, N06°56'50"E, 101.90 feet to the point of beginning.
Containing 46,123 square feet or 1.06 acres, more or less.

Together with easements for ingress and egress to the subject property as set out in the Reciprocal Easement Agreement of record in Book 10863, page 74, said Register's Office, as amended by Amendment to Reciprocal Easement Agreement of record as Instrument No. 20010403-0031935, in the Register's Ofifce for Davidson County, Tennessee.

Being the same property conveyed to Robinson Properties, LP and Lineberry Properties, Inc. by Warranty Deed from KWL Investments, LLC, a Washington limited liability company of record in Instrument No. 20030605-0078005, Register's Office for Davidson County, Tennessee.