File By
24 B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100073821 DEEDWARR
Recvd: 11/22/10 10:30 2 pgs
Fees:13.00 Taxes:1110.00
20101122-0093177

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: October 22, 2011.
(AFFIX SEAL)

ANN B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sun Y. Kim	Sun Y. Kim	07213002900
(NAME)	(NAME)	
1108 Willow Brook Point	1108 Willow Brook Point	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(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, **N. Brad Thomason**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sun Y. Kim**, 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:

Being Lot No. 45 and part of Lot No. 46 on the plan of Irvington of record in Book 843, page 60, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description and being described as follows:

Beginning at an iron pin in the westerly right-of-way of Gallatin Road (US #31E) at the intersection of Carolyn Avenue, thence along the northerly right-of-way of Carolyn Avenue, North 68 deg. 33' 30" West a distance of 170.00 feet to an iron pin; thence North 21 deg. 56' 00" East a distance of 117.00 feet to an iron pin; thence South 68 deg. 33' 30" East a distance of 170 feet to an iron pin in the westerly right-of-way of Gallatin Road; thence a long the westerly right-of-way of Gallatin Road, South 21 deg. 56' 00" West a distance of 117.00 feet to the point of beginning and containing 0.457 acres, more or less.

Being the same property conveyed to HPT, Inc. a Tennessee corporation, by deed from Chief Auto Parts, Inc. of record in Book 9352, page 233, re-recorded in Book 9456, page 190, Register's Office for Davidson County, Tennessee. Being the same property conveyed to HPT (Gallatin), L.P., a Tennessee limited partnership, by Quitclaim Deed from HPT, Inc. of record in Instr. No. 20011207-0134984, Register's Office for said County; and further conveyed to N. Brad Thomas by Quitclaim Deed from HPT (Gallatin), L.P., a Tennessee limited partnership, of record in Instr. No. 20011207-0134984, Register's Office for said County.

Subject to 2010 taxes, paid, prorated and assumed by the Grantees; all matters of record on the plan of record in Book 843, page 60, said Register's Office. Subject to the rights and claims of parties in possession and to any and all leases not of public record This property is being sold as is.

unimproved ☐

This is improved ☒ property, known as 2609 Gallatin Pike, Nashville, TN 37216
(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.

Witness my hand this 18th day of November, 2010.

N. Brad Thomason

STATE OF TENNESSEE

COUNTY OF WILLIAMSON:

Personally appeared before me the undersigned Notary Public in and for the aforesaid State and County, N. Brad Thomason, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the bargainor, and who upon oath acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 18th day of November, 2010.

Commission expires: October 22, 2011

Amy B. Waddell Notary Public

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON