This Instrument Prepared By:
TITLE ESCROW OF BRENTWOOD, INC.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615)221-0032

ADDRESS NEW OWNER:
Sun Y. Kim
1108 Willowbrook Point
Mt. Juliet, TN 37122

SEND TAX BILL:
Sun Y. Kim
1108 Willowbrook Point
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20110075251 DEEDWARR
Recvd: 11/30/11 09:21 5 pgs
Fees:28.00 Taxes:784.40
20111130-0092919

MAP AND PARCEL:
04216021200
04216021300
04216021400

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 212,000.00

AFFIANT

Subscribed and sworn to before me this 29th day of November, 2011.

NOTARY PUBLIC

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

My Commission Expires: 10/05/15

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, Nancy Sutton and Kristie S. Taylor, Co-Personal Representatives of the Estate of Thomas E. Stewart, **Thomas E. Stewart, Trustee** and Thomas E. Stewart as Partner, and all of the remaining Partners of MSW Investments, a Tennessee Partnership composed of Thomas E. Stewart, The Herman Wind Family Trust, (Patsy Wind and Regions Bank, Co-Trustees), Diana D. Waters and William G. Waters, pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 09P-858, Grantors, has this day bargained and sold, and do hereby transfer and convey unto **Sun Y. Kim**, her heirs and assigns,

Grantee, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, INCORPORATED HEREIN

This is improved property known 411-419 Gallatin Pike, 101 and 103 Harris Street, Madison, TN 37115 .

And now, Nancy Sutton and Kristie S. Taylor, Co-Personal Representatives of the Estate of Thomas E. Stewart, **Thomas E. Stewart, Trustee** and Thomas E. Stewart as Partner, and all of the remaining Partners of MSW Investments, a Tennessee Partnership composed of Thomas E. Stewart, The Herman Wind Family Trust, (Patsy Wind and Regions Bank, Co-Trustees), Diana D. Waters and William G. Waters, Grantors, for the express purpose of carrying out the intent of this conveyance, as above set out, the Grantors do hereby convey all of their interest unto the said **Sun Y. Kim**, her heirs and assigns, forever; and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to such limitations and restrictions as may affect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 29th day of November, 2011.

By: Nancy Sutton, Co-Personal Representative
Nancy Sutton, Co-Personal Representative of Thomas E. Stewart, Trustee & Partner

By: Kristie S. Taylor, Co Personal Rep.
Kristie S. Taylor, Co-Personal Representative of Thomas E. Stewart, Trustee & Partner

KST

By: Patsy Wind, Co-Trustee
Patsy Wind, Co-Trustee of The Herman Wind Family Trust, Partner

By: Robert J. Chickey, Co-Trustee
Robert J. Chickey, Vice President, Regions Bank, Co-Trustee of The Herman Wind Family Trust, Partner

Diana Waters by William G. Waters
Attorney-in-Fact

By: _____
Diana Waters, Partner by William G. Waters, Attorney-in-Fact of record in Instr. No. 20091118-0106283, R.O.D.C., TN

By: _____
William G. Waters, Partner

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Nancy Sutton and Kristie S. Taylor,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are the Co-Personal Representatives of the Estate of Thomas E. Stewart, **Thomas E. Stewart, Trustee** and Thomas E. Stewart as Partner of MSW Investments, a Tennessee partnership, pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 09P-858, the bargainor, and as such Co-Personal Representatives, being so authorized by said court, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 29th day of November, 2011.

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NOTARY PUBLIC

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

My Commission Expires: 10/05/15

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Patsy Wind,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is a Co-Trustee of The Herman Wind Family Trust, as Partner of MSW Investments, a Tennessee partnership, and as such Co-Trustee, Partner, being so authorized executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 29th day of November, 2011.

_____
NOTARY PUBLIC

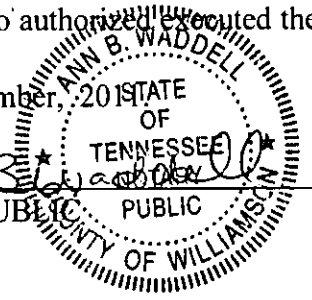
ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 10/05/15

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Robert J. Chickey,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is a Vice President of Regions Bank, a Co-Trustee of The Herman Wind Family Trust, as Partner of MSW Investments, a Tennessee partnership, and as such Co-Trustee, Partner, being so authorized executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 29th day of November, 2015.



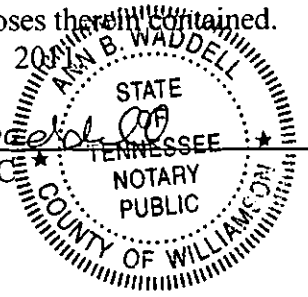
NOTARY PUBLIC

My Commission Expires: 10/05/15

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **William G. Waters,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is a Attorney-in-Fact of **Diana D. Waters** of record in Instr. No. 20091118-0106283, RODC, TN, as Partner of MSW Investments, a Tennessee partnership, and as such Attorney-in-Fact, Partner, being so authorized executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 29th day of November, 2015.



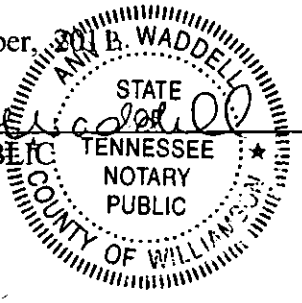
NOTARY PUBLIC

My Commission Expires: 10/05/15

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **William G. Waters,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is a Partner of MSW Investments, a Tennessee partnership, and as such Co-Trustee, Partner, being so authorized executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 29th day of November, 2015.



NOTARY PUBLIC

My Commission Expires: 10/05/15

EXHIBIT A

TRACT NO. 1: 411-419 Gallatin Pike, Madison, TN 37115

Certain tracts or parcels of land located in the 11th Civil District of Davidson County, Tennessee, being Lot Nos. 81, 82, 83 on the map of Madison Realty Company's Subdivision as of record in Book 547, page 164, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING described property previously conveyed to R. L. McGaugh et ux, Sara McGaugh of record in Book 1306, page 598, Register's Office for Davidson County, Tennessee, described as follows:

Being the West 28 feet front and 7 feet rear of Lot No. 80 and the east parts of Lots Nos. 81, 82 and 83 on the map of Madison Realty Company's Subdivision as of record in Book 547, page 164, Register's Office for said County, described as follows:

Beginning at a point in the north margin of Harris Avenue 128 feet easterly margin of a 40 foot street adjoining the Gallatin Road shown on said plan, said point also being 22 feet west of the common corner of Lots Nos. 80 and 81; thence northerly 135 feet, more or less, to the north line of Lot No. 83, and being 43 feet west of the common northerly corner of Lot Nos. 80 and 83; thence easterly along the north line of Lot Nos. 83 and 80, 50 feet to a point which is 7 feet east of the common northerly corner of Lots Nos. 80 and 83; thence southerly 135 feet, more or less, to the north margin of Harris Avenue, which point is 50 feet west of the corner of Lots Nos. 79 and 80; thence with the north margin of Harris Avenue westerly 50 feet to the point of beginning.

Being the same property conveyed to Herman Wind, Trustee, with full authority to convey without the joinder of beneficiary, by deed of record in Book 4803, page 232, Register's Office for Davidson County, Tennessee. Herman Wind having died the partners of MSW Investments, a Tennessee partnership appointed Thomas E. Stewart as the new Trustee and further conveyed to Thomas E. Stewart, Trustee with full power to Bargain, Sell, Convey, Mortgage, Lease or otherwise encumber without the necessity of joinder by any beneficiary of record in Instr. No. 20041112-0136397, said Register's Office.

TRACT NO. 2: 101 Harris Street, Madison, TN 37115

Being Lot No. 1 on the plan of Paul C. Harlan Property of record in Book 8250, page 130, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas E. Stewart, Trustee for the use and benefit of MSW Partnership, with full power to Bargain, Sell, Convey, Mortgage, Leases and Otherwise Encumber without the necessity of joinder of any third beneficiary, by deed from Gladys Harlan, an unmarried widow, of record in Instr. No. 2000014-0037799, Register's Office for Davidson County, Tennessee.

TRACT NO. 3: 103 Harris Street, Madison, TN 37115

Being Lot No. 2 on the plan of Paul C. Harlan Property of record in Book 8250, page 130, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas E. Stewart, Trustee, with full power to Bargain, Sell, Convey, Mortgage, Leases and Otherwise Encumber without the necessity of joinder of any third beneficiary, by deed from Capitol City Office Machines, Inc., a Tennessee corporation, of record in Instr. No. 200330701-0090416, Register's Office for Davidson County, Tennessee.

The said Thomas E. Stewart having since died on April 6, 2009 testate and his Last Will and Testament having been entered into the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 09P858. Pursuant to a Court Order the property was brought into the Estate for the purpose of conveying Thomas E. Stewart's partnership interest of said property by his Personal Representative, Nancy Sutton and Kristie S. Taylor.

NOTE: MSW Investment, a Tennessee Partnership and MSW Partnership is one and the same entities, composed of Thomas E. Stewart, The Herman Wind Family Trust, Pasty Wind and Regions Bank as Co-Trustees, Diana Waters and William G. Waters. All parties are joining in this conveyance to convey any and all interest they may have in the said properties.

This property is being sold as is.

This conveyance is subject to 2011 taxes, paid, prorated and assumed by the Grantee(s);.

TRACT NO. 1: Subject to all matters as set out on the plan of record in Book 547, page 164, said Register's Office

TRACT NOS 2 & 3: Subject to all matters as set out on the plan of record in Book 8250, page 130, said Register's Office

TRACT NO. 2: Subject to sanitary sewer easement as set out in Book 3345, page 210, said Register's Office

TRACT NO. 2: Subject to Exception to sanitary sewer easement as set out in Book 8714, page 806, said Register's Office.

Any and all easements, and right-of-way adjoining or abutting said real estate.

Subject to the rights and claims of parties in possession and to any and all leases not of public record.