BILL GARRETT, Davidson County
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This instrument prepared by:
Stephen L. Carpenter, Esq.
CARPENTER & LEWIS PLLC
10413 Kingston Pike, Suite 200
Knoxville, Tennessee 37922
(865) 690-4997

GRANTOR: Jea Wook Sim and wife, Helen Sim

GRANTEE: Jea Wook Sim, married
MAP/PARCEL ID: 71-1-8, 71-5-18
71-5-242, 71-5-243

WARRANTY DEED

THIS INDENTURE, made this 12th day of March 2012, between **JEA WOOK SIM and wife, HELEN SIM**, of Knox County, State of Tennessee, hereinafter referred to as Grantor, and **JEA WOOK SIM**, married, of Knox County, State of Tennessee, hereinafter referred to as Grantee.

W I T N E S S E T H :

That the said Grantor, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration paid to Grantor by the said Grantee, the receipt of which is hereby acknowledged, Grantor has granted, bargained, sold, remised, released, and conveyed, and Grantor does hereby grant, bargain, sell, remise, release, and convey unto the said Grantee the following described premises, to wit:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also partially being Lots 4 and 5 of the Fourth Addition, Section One, Trinity Hills, as of record in Plat Book 4300, page 91, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod set in the northerly right-of-way line of West Trinity Lane, at a corner common with the property of Sharon Webb Maddux, as of record in Deed Book 9891, page 990, in the Register's Office of Davidson County, Tennessee, said iron rod being located at Northing: 683,200.11; Easting: 1,736,952.70 on the State Plan Coordinate System NAD-83 (1990); thence leaving the northerly right-of-way line of West Trinity Lane with the easterly property line of Sharon Webb Maddux North 15 deg. 41 min. 48 sec. East 395.56 feet to an axil; thence with the northerly property line of Sharon Webb Maddux north 49 deg. 31 min. 08 sec. West 44.79 feet to an iron rod set in the southerly property line of W. G. Quarles, Jr., as record in Deed Book 10191, page 793, in the Register's Office of Davidson County, Tennessee; thence with the southerly property line of W. G. Quarles, Jr. North 46 deg. 46 min. 32 sec. East 227.06 feet to an existing iron rod in the westerly right-of-way line of Monticello Drive; thence with the westerly right-of-way line of Monticello Drive South 23 deg. 38 min. 09 sec. East 58.54 feet to an existing iron rod, at a corner common with Lot 14 of said Fourth Addition, Section One, Trinity Hills Village, also being the property of MDHA, as of record in Deed Book 11473, page 41, in the Register's Office of Davidson County, Tennessee; thence leaving the northerly right-of-way line of Monticello Drive, with the northerly property line of said Lot 14 South 66

deg. 46 min. 12 sec. West 122.00 feet to an existing iron rod; thence with the westerly property line of said Lot 14 South 61 deg. 18 min. 03 sec. East 76.22 feet to an existing iron rod, at a corner common with Lot 13 of said Fourth Addition, Section One, Trinity Hills Village, also being the property of MDHA, as of record in Deed Book 11473, page 44, in the Register's Office of Davidson County, Tennessee; thence with the westerly property line of said Lot 13 South 14 deg. 01 min. 21 sec. East 98.93 feet to an iron rod set in the westerly terminus of Avondale Circle; thence with the westerly terminus of Avondale Circle, with a curve to the right, along an arc length of 6.92 feet, the central angle of which is 00 deg. 38 min. 04 sec., the radius of which is 625.00 feet, the chord of which is South 76 deg. 17 min. 40 sec. West, 6.92 feet to an iron rod set; thence South 13 deg. 23 min. 17 sec. East 98.75 feet to an iron rod set at a corner common with Lot 6 of said Fourth Addition , Section One, Trinity Hills Village, also being the property of Moss Investments, as of record in Deed Book 5494, page 430, in the Register's Office of Davidson County, Tennessee; thence with the southerly property line of said Lot 6, South 76 deg. 06 min. 20 sec. East78.00 feet to an existing iron rod, in the westerly right-of-way line of said Monticello Drive; thence with the westerly right-of-way line of Monticello Drive, with a curve to the right, along an arc length of 8.30 feet the central angle of which is 01 deg. 50 min. 34 sec., the radius of which is 258.05 feet, the chord of which is South 14 deg. 49 min. 55 sec. West, 8.30 feet to an existing concrete monument; thence South 15 deg. 45 min. 12 sec. West 146.34 feet to an iron rod set at a corner common with the property of Thomas B. Smith, Jr. as of record in Deed Book 7194, page 526, in the Register's Office of Davidson County, Tennessee; thence leaving the westerly right-of-way line of Monticello Drive, with the northerly property line of Thomas E. Smith, Jr., North74 deg. 21 min. 48 sec. West, 100.00 feet to an iron rod set; thence with the westerly property line of Thomas E. Smith, Jr., South 15 deg. 41 min. 06 sec. West, 141.52 feet to an iron rod set in the northerly right-of-way line of said West Trinity Lane; thence with the northerly right-of-way of West Trinity Lane North 74 deg. 24 min. 19 sec. West, 162.00 feet to the point of beginning, containing 94,558 square feet or 2.171 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION, AND NOT EXCLUDED THEREFROM (separately mentioned here for the purpose of avoiding confusion) are Lot Nos. 4 and 5, on the final plat of Trinity Hills Village, Section One, Fourth Addition, as of record in Book 4300, page 91, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. The said Lot Nos. 4 and 5 are included within the bounds of the above metes and bounds description. However, it is not intended that the said parcels, or any other individual parcels contained within said metes and bounds description, lose their separate identity or building lot status which presently exists.

BEING the same property conveyed to JEA WOOK SIM and wife, HELEN SIM, by Warranty Deed dated November 16, 2006 by WBM INVESTMENTS, LLC a

Tennessee Limited Liability Company, of Instrument No. 20061204-0149083 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to applicable easements, building setback lines, and restrictions of record and all existing easements of record.

with the hereditaments and appurtenances thereto appertaining and hereby releasing all claims to homestead, dower, and curtesy therein. TO HAVE AND TO HOLD the said premises to the said Grantee or trustees and assigns forever. Further, said Grantor does hereby covenant with said Grantee, Grantee's trustees and assigns, that Grantor is lawfully seized in fee simple of the premises above conveyed and have full power, authority, and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2012, the payment of which is assumed by the Grantee; and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

The subject property is improved with a commercial building.

Wherever used in the instrument, terms, parties, and pronouns shall be construed to represent either the singular or plural, as the case may demand, and the use of any gender shall be applicable to all genders, as appropriate.

IN WITNESS WHEREOF, the said Grantors have set their hand and seal on the day and year first above written.

JEA WOOK SIM

HELEN SIM

STATE OF TENNESSEE)
)
COUNTY OF KNOX)

Personally appeared before me, the undersigned authority, a Notary Public in and for the above county, the within named bargainors, **JEA WOOK SIM AND HELEN SIM,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 12th day of March 2012.

STEPHEN L. CARPENTER NOTARY PUBLIC AT LARGE KNOX COUNTY, TN

NOTARY PUBLIC
My Commission Expires October 4, 2014

This Warranty Deed was prepared from information furnished by Grantor. The preparer makes no representations regarding the status of the title, the accuracy of the description, the proposed use of the real estate, or any applicable zoning regulations concerning the described property nor any other matter except the validity of the form of this Warranty Deed. The above description was taken from the previous deed of record.

AFFIDAVIT

STATE OF TENNESSEE)
)
COUNTY OF KNOX)

This transfer is intended to dissolve a tenancy by the entirety through this conveyance from one spouse to the other and is exempt from tax pursuant to T.C.A. 67-4-409(a)(3)(A)(i) and no oath of value shall be required.

JEA WOOK SIM

SWORN TO AND SUBSCRIBED before me this 12th day of March 2012.

NOTARY PUBLIC
My Commission Expires October 4, 2014

PROPERTY OWNER/RESPONSIBLE TAXPAYER:
Jea Wook Sim
924 Glensprings Drive
Knoxville, Tennessee 37922