Box 36

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $675,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JUNE, 2012.

Notary Public

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
May 6, 2013
STATE OF TENNESSEE

My commission expires:

Name and Address of New Owner:

Petro Express Properties, LLC
1740 Ed Temple Boulevard
Nashville, TN 37208

BILL GARRETT, Davidson County
Trans:T20120048151 DEEDWARR
Recvd: 06/29/12 13:47 3 pgs
Fees:18.00 Taxes:2497.50
20120629-0057386

Send Tax Bills To:

New Owner

Street Address of Subject Property:

2312 Brick Church Pike
Nashville, TN 37207

Map and Parcel:

71-2-074.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DO RICK CHUNG,** hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **PETRO EXPRESS PROPERTIES, LLC,** a Tennessee limited liability company,

255135P

hereinafter called "**GRANTEE**," its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 12th Civil District of Davidson County, Tennessee, being part of Lots Nos. 13, 14, 15 and 16 on the Plan of E. C. Scruggs 2nd Avondale Addition of record in Book 161, page 60, in the Register's Office for Davidson County, Tennessee.

Lots Nos. 13 and 14 being recorded in Deed Book 1345, page 246, Lot No. 15 in Deed Book 655, page 52, and Lot No. 16 in Deed Book 3974, page 605, in the Register's Office for Davidson County, Tennessee.

Beginning at an iron pin in the westerly margin of Brick Church Pike and the southerly margin of Avondale Circle, thence with the west margin of Brick Church Pike, South 17° 11 min. East 152.5 feet to an iron pin; thence South 02° 52 min. West 58.55 feet to an iron pin; thence leaving said right of way line, South 72° 10 min. West 108.15 feet to an iron pin; thence North 17° 06 min. West 217.0 feet to an iron pin, said pin being located in the southerly margin of Avondale Circle; thence with said right of way line, North 76° 30 min. East 128.12 feet to the point of beginning.

Included in the above description, but expressly excluded therefrom is a portion of the land acquired by Metropolitan Government of Nashville/Davidson County, Tennessee, by Consent Judgment and Final Decree of record in Book 10462, page 478, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Do Rick Chung by Warranty Deed and Bill of Sale from Richard L. Taylor, unmarried, and Davis L. Taylor, of record as Instrument No. 20050615-0068380, re-recorded as Instrument No. 20050629-0074686 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2312 Brick Church Pike, Nashville, TN 37207.

The conveyance of the above described parcel of land is subject to 2012 Metropolitan Nashville/Davidson County taxes which have been prorated between the parties and assumed by Grantee and any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said Grantee, its successors 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 28th day of June, 2012.

DO RICK CHUNG

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DO RICK CHUNG,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, the day and year first above written.

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
May 6, 2013
STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires:

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