266
14230A

{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Royal City LLC, a Tennessee limited	{ New Owner	}
{liability company	{	}
{8456 Highway 100	{	} Map and Parcel
{Nashville, TN 37221	{	} 169-12.00
{	{	}
{This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner		}
{Avenue, Suite 201, Nashville, Tennessee 37205.		}

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Jae Gone Kim and wife, Ik Ryu Kim** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Royal City LLC, a Tennessee limited liability company** (The "Grantee"), its successors and/or assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

to the south margin of said alley to the point of beginning.

Land in Davidson County, Tennessee, being more particularly described as follows, to wit:
Beginning at a stake in the Northerly margin of Highway No. 100, said beginning point being 195.2 feet East of the Northeast corner of Highway 100 and McCrory Road; thence with the Northerly margin of said Highway, North 75 degrees 30' East 161.8 feet to the Southwest corner of Lot No. 8 of the Satterfield Farm Plan, as of record in Book 421, page 135, Register's Office for Davidson County, Tennessee; thence North 3 degrees East 239 feet with hedge to a stake; thence South 75 degrees 30' West 228.5 feet to a stake, said stake being 127.5 feet East of the Easterly line of McCrory Road; thence South 13 degrees 42' East 227.6 feet to a stake in the Northerly margin of Highway No. 100, the point of beginning, containing 1.02 acres more or less.

Being the same property conveyed to Jae Gone Kim and Ik Ryu Kim by Warranty Deed from Sung K. Cho and Hyun W. Cho, dated February 1, 2007 of record in Instrument Number 20070201-0013367, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2013 and subsequent years.
2. Easement for Right of Way to Nashville Gas Company, of record in Book 7757, page 197, said Register's Office for Davidson County, Tennessee.
3. Easement for sewer line of record in Book 4371, page 721 and Book 8019, page 162, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 8456 Highway 100, Nashville, Tennessee 37221.

BILL GARRETT, Davidson County
Trans: T20130023825 DEEDWARR
Recvd: 03/22/13 16:30 3 pgs
Fees: 18.00 Taxes: 5661.00
20130322-0028814

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Jae Gon Kim and wife, Ik Ryu Kim with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of March, 2013.

NOTARY PUBLIC

My Commission Expires:

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 6, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Jong Hyun Kim 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of March, 2013.

NOTARY PUBLIC

My Commission Expires:

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 6, 2013

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $1,530,000.00.

Affiant

Subscribed and sworn to before me this 22nd day of March, 2013.

Notary Public

My Commission Expires: 1-24-15

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successor's and/or assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and/or assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 22nd day of March, 2013.

Jae Gone Kim

Ik Ryu Kim

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Jae Gone Kim and wife, Ik Ryu Kim, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 22nd day of March, 2013.

Notary Public

My Commission Expires:

My Commission Expires MAY 6, 2013