BILL GARRETT, Davidson County
Trans:T20130028965 DEEDWARRSP
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20130409-0035211

This instrument was prepared by:
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Holt Ney Zatcoff & Wasserman, LLP
100 Galleria Pkwy., Suite 1800
Atlanta, Georgia 30339

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NOS.
Marketplace Residences, LLC, 3500 Lenox Road NE, Suite 1800, Atlanta GA 30326	OWNER	08213010200

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 9th day of April, 2013 by and between JAE W. SHIM, an individual resident of the State of Tennessee ("**Grantor**"), and MARKETPLACE RESIDENCES, LLC, a Delaware limited liability company ("**Grantee**");

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Grantor has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, AND CONVEY unto Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

All those tracts of land described on Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its heirs, successors and assigns, in fee simple forever.

Grantor does hereby covenant with Grantee that it is lawfully seized in fee of the aforesaid real estate; that it has good right to sell and convey the same; that the same is unencumbered, except for those items shown on Exhibit "B" attached hereto and made a part hereof, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming the same by, through or under Grantor, but not further or otherwise.

[Signatures Commence on Next Page]

WITNESS the signature of Grantor the day and year first above written.

_____(SEAL)
Jae W. Shim

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Jae W. Shim 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 9 day of April, 2013

_____
Notary Public

My Commission Expires 9-9-2014.

SUE ARNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 9, 2014

***

I, or we, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,100,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Jae W. Shim

Subscribed and sworn to before me this 9 day of April, 2013.

_____
Notary Public

My Commission Expires 9-9-2014.

SUE ARNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 9, 2014

EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

PARCEL 1:

A CERTAIN LOT OR PARCEL OF LAND IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEGINNING AT THE NORTHEAST CORNER OF HERMAN STREET AND NINTH AVENUE, NORTH, FORMERLY MCLEMORE STREET; THENCE WITH THE EASTERLY MARGIN OF SAID AVENUE, NORTHERLY 150 FEET TO CHARLES BLACK'S SOUTHWEST CORNER; THENCE WITH HIS SOUTHERLY LINE EASTERLY 110 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF A PROPOSED ALLEY, SAID BLACK'S SOUTHEAST CORNER; THENCE WITH HIS EASTERLY LINE, NORTHERLY 33-1/2 FEET TO AMELIA KEIZER'S SOUTHWEST CORNER; THENCE WITH HER SOUTHERLY LINE EASTERLY 120 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF 8TH AVENUE, NORTH, FORMERLY SPRUCE STREET; THENCE WITH THE WESTERLY MARGIN OF SAID AVENUE SOUTHERLY 183 FEET, MORE OR LESS, TO THE NORTHERLY MARGIN OF HAMILTON STREET; THENCE WITH THE NORTHERLY MARGIN OF SAID STREET WESTERLY 225 FEET, MORE OR LESS, TO THE BEGINNING, INCLUDING SAID PROPOSED ALLEY AND EXCLUDING THE SAME IF THE PUBLIC HAS ANY RIGHTS THEREIN, TOGETHER WITH THE NORTHERLY 1/2 OF HAMILTON/HERMAN STREET BETWEEN 8TH AVENUE AND 9TH AVENUE, AS ABANDONED BY METRO COUNCIL BILL ORDINANCE NO. 88-293. INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT SPECIFICALLY EXCLUDED THEREFROM IS THE FOLLOWING TRACT OF LAND VESTED IN THE STATE OF TENNESSEE BY CONSENT JUDGMENT AND FINAL DECREE, OF RECORD IN BOOK 6896, PAGE 713, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WESTERLY MARGIN OF 8TH AVENUE NORTH AND THE NORTHERLY MARGIN OF HERMAN STREET (NOT CONSTRUCTED);

THENCE WITH THE SAID NORTHERLY MARGIN SOUTH 63 DEG. 05' WEST 9 FEET, MORE OR LESS, TO A POINT;

THENCE WITH THE PROPOSED RIGHT OF WAY NORTH 27 DEG. 26' WEST 184.04 FEET TO A POINT;

THENCE WITH THE SOUTHERLY MARGIN OF JOHNNY N. AND WAYNE V. WOODARD, NORTH 63 DEG.
17' EAST 9 FEET, MORE OR LESS, TO A POINT;

THENCE WITH THE SAID WESTERLY MARGIN SOUTH 27 DEG. 26' EAST 184 FEET, MORE OR LESS, TO THE POINT OF BEGINNING AND CONTAINING 1,656 SQUARE FEET;

PARCEL 2:

LAND IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY 33-1/3 FEET OF THE SOUTHERLY 183-1/3 FEET OF THE WESTERLY 110 FEET OF LOT NO. 91, AS SHOWN ON THE PLAN OF BALCH & WHITESIDE'S ADDITION TO NASHVILLE, AS RECORDED IN MINUTE BOOK "D", PAGE 734, CIRCUIT COURT FOR SAID COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY RIGHT-OF-WAY OF NINTH AVENUE NORTH (FORMERLY MCLEMORE STREET), SAID POINT LOCATED NORTH 28 DEG. 39' 10" WEST 150 FEET FROM THE NORTHEAST INTERSECTION OF SAID NINTH AVENUE NORTH AND HERMAN STREET (FORMERLY HAMILTON STREET); THENCE CONTINUING ALONG SAID NINTH AVENUE NORTH, NORTH 28 DEG. 39' 10" WEST 33.33 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 61 DEG. 48' 34" EAST 110 FEET TO A POINT; THENCE SOUTH 28 DEG. 39' 10" EAST 33.33 FEET TO A POINT; THENCE SOUTH 61 DEG. 48' 34" WEST 110 FEET TO THE POINT OF BEGINNING AND CONTAINING 3666 SQUARE FEET, MORE OR LESS.

PARCEL 3:

TRACT I (OF PARCEL 3): LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PART OF LOTS 91 AND 92 ON THE PLAN OF BALCH AND WHITESIDE'S ADDITION TO NASHVILLE, A PLAN OF WHICH IS OF
RECORD IN MINUTE BOOK "D", PAGE 734, CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE, AND
DESCRIBED ACCORDING TO A SURVEY MADE BY G. BARRY GREER & ASSOCIATES DATED NOVEMBER
24, 1976, DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN IN THE NORTHEASTERLY MARGIN OF 9TH AVENUE, NORTH, BEING THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO AL E. JACKSON, ET UX. OF RECORD IN BOOK 2279, PAGE 513, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PROPERTY; THENCE NORTH 64 DEG. 15 MIN. EAST 114.54 FEET TO AN IRON PIN; THENCE SOUTH 26 DEG. 35 MIN. EAST 100 FEET TO AN IRON PIN; THENCE SOUTH 64 DEG. 15 MIN. WEST 113.91 FEET TO AN IRON PIN IN THE NORTHEASTERLY MARGIN OF 9TH AVENUE, NORTH; THENCE NORTH 26 DEG. 56 MIN. WEST 100 FEET TO THE SAID MARGIN, TO THE POINT OF BEGINNING.

TRACT II (OF PARCEL 3): LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 50 FEET OF THE NORTHERLY 150 FEET OF THE WEST 110 FEET OF LOT NO. 92 ON THE MAP OF BALCH & WHITESIDE'S ADDITION TO NASHVILLE, A PLAN OF WHICH IS OF RECORD IN MINUTE BOOK "D", PAGE 734, OF THE CIRCUIT COURT FOR SAID COUNTY.

SAID PART OF SAID LOT FRONTS 50 FEET ON THE EAST SIDE OF 9TH AVENUE NORTH AND RUNS BACK BETWEEN PARALLEL LINES PARALLEL TO AND 100 FEET SOUTH OF JACKSON STREET, 110 FEET TO AN ALLEY IN THE REAR.

TRACT III (OF PARCEL 3): LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THAT FORMER ALLEYWAY LOCATED BEHIND TRACT II, WHICH ALLEYWAY WAS CLOSED BY THE CITY OF NASHVILLE, BILL NO. 54-354, SAID ALLEYWAY BEING DESCRIBED AS BEING 10 FEET IN WIDTH, LYING BETWEEN EIGHTH AND NINTH AVENUE NORTH, AND EXTENDING SOUTHWARDLY FROM JACKSON STREET APPROXIMATELY 250 FEET AND CROSSING LOTS 91 AND 92 OF BALCH AND WHITESIDE'S SUBDIVISION.

PARCEL 4:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOTS NOS. 91 AND 92 ON THE PLAN OF BALCH AND WHITESIDE'S ADDITION TO NASHVILLE AS OF RECORD IN MINUTE BOOK "D", PAGE 734, CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE, AND ACCORDING TO A SURVEY MADE BY BARRY GREER AND ASSOCIATES, SURVEYORS ON NOVEMBER 24, 1976, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 150 FEET SOUTH OF THE SOUTHWEST CORNER OF 8TH AVENUE NORTH AND JACKSON STREET, RUNNING THENCE SOUTHERLY ALONG THE WEST LINE OF SAID 8TH AVENUE NORTH, SOUTH 26 DEG. 13 MIN. EAST 100 FEET; THENCE SOUTH 64 DEG. 15 MIN. WEST 113.91 FEET TO THE CENTER OF AN UNIMPROVED ALLEY; THENCE WITH THE CENTER OF SAME NORTH 26 DEG. 35 MIN. WEST 100 FEET; THENCE NORTH 64 DEG. 15 MIN. EAST 114.54 FEET TO THE BEGINNING.

INCLUDED IN THE ABOVE DESCRIPTION IS A PORTION OF A 10-FOOT ALLEY RUNNING FROM JACKSON TO IRELAND STREET, SHOWN IN THE CITY ENGINEER'S OFFICE, BUT SAID ALLEY HAS NEVER BEEN OPENED AND IS NOT USED AS SUCH AND JOHNNY N. WOODARD CONVEYS ANY AND ALL INTEREST TO THAT PORTION OF ALLEY LYING IN THE ABOVE DESCRIBED PROPERTY, BUT NO FURTHER OR OTHERWISE.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY BOUNDARY OF B. M. TOLLIVER AND THE WESTERLY MARGIN OF 8TH AVENUE NORTH, S.P. 12; THENCE WITH THE SAID WESTERLY
MARGIN SOUTH 27 DEG. 26 MIN. EAST 100.00 FEET TO A POINT; THENCE WITH THE NORTHERLY BOUNDARY OF NASHVILLE BANK AND TRUST COMPANY SOUTH 63 DEG. 17 MIN. WEST 9 FEET MORE
OR LESS TO A POINT; THENCE WITH THE PROPOSED RIGHT-OF-WAY NORTH 27 DEG. 26 MIN. WEST
100.01 FEET TO A POINT; THENCE WITH THE SAID SOUTHERLY BOUNDARY NORTH 63 DEG. 18 MIN. EAST 9 FEET MORE OR LESS TO THE POINT OF BEGINNING AND CONTAINING 900 SQUARE FEET.

BEING THE SAME PROPERTY CONVEYED TO JAE W. SHIM AND WIFE, CHOON HEE SHIM BY DEED OF RECORD IN BOOK 9259, PAGE 723, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (AS TO ALL ABOVE-DESCRIBED PROPERTY EXCEPT TRACT III OF PARCEL 3).

TRACT III OF PARCEL 3 BEING THE SAME PROPERTY CONVEYED TO JAE W. SHIM AND WIFE, CHOON HEE SHIM BY QUITCLAIM DEED OF RECORD IN BOOK 9374, PAGE 216, SAID REGISTER'S OFFICE.

AND FURTHER BEING CONVEYED TO JAY WON SHIM (A/K/A JAE W. SHIM) FROM URSULA C. SHIM (A/K/A CHOON KEE SHIM) BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 201302140015359,
IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

1. Taxes and assessments for the year 2013 and subsequent years, not yet due and payable.