This instrument was prepared by:
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BILL GARRETT, Davidson County
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20131219-0128484

SPECIAL WARRANTY DEED AND MEMORANDUM OF OPTION

FROM: SUNG K. CHOI and wife, JAE S. CHOI, Grantor

TO: SCOTT C. CHAMBERS, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Scott C. Chambers 2307 Oxford Road Nashville, Tennessee 37215-1133	Same	93-2-3/157

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is ONE HUNDRED NINETY THOUSAND AND NO/100 DOLLARS ($190,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 19th day of December, 2013.

MELINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 8, 2016

Notary Public
My Commission Expires: March 8, 2016

FOR AND IN CONSIDERATION OF the sum of ONE HUNDRED NINETY THOUSAND AND NO/100 DOLLARS ($190,000.00), the receipt and sufficiency of which are hereby acknowledged, SUNG K. CHOI and wife, JAE S. CHOI ("Grantors"), have bargained

and sold, and by these presents do transfer and convey unto SCOTT C. CHAMBERS ("Grantee"), his heirs, successors and assigns, a TEN PERCENT (10%) TENANCY IN COMMON INTEREST in a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 226 Third Avenue North, Nashville, Davidson County, Tennessee 37201.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns forever.

And Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple and Grantors have a good right to convey the Property.

And Grantor s do further covenant and bind Grantors, their heirs, successors and assigns to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

Grantor also acknowledges that Grantor and Grantee have entered in to that certain Real Estate Purchase and Sale and Option Agreement dated as of December 19, 2013 (the "Option Agreement"), pursuant to which, among other things, Grantor and Grantee have agreed that Grantee shall have the right to purchase additional tenancy in common interest in the Property and to sell Grantee's interest in the Property to Grantor, and both Grantor and Grantee and their respective

heirs, successors and assigns shall have an ongoing right of first refusal on any conveyance of an interest in the Property, all pursuant to and as more particularly set forth in the Option Agreement.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 19th day of December, 2013.

GRANTOR:

SUNG K. CHOI
BY WON CHOI, ATTORNEY IN FACT

JAE S. CHOI

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Melinda A. Gray, a Notary Public of said County and State, WON CHOI, the within named bargainor, as Attorney in Fact for SUNG K. CHOI, 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 seal, at Office in Nashville, Tennessee, this 19th day of December, 2013.

MELINDA A. GRAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 8, 2016

Notary Public
My Commission Expires: March 8, 2016

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Melinda A. Gray, a Notary Public of said County and State, JAE S. CHOI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 19th day of December, 2013.

MELINDA A. GRAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 8, 2016

Notary Public
My Commission Expires: March 8, 2016

EXHIBIT A

PROPERTY DESCRIPTION

Being a parcel of land in Nashville, First Civil District Nineteenth Councilmanic District, Davidson County, Tennessee, located in the southeasterly quadrant of the intersection of Third Avenue North and Alley No. 3, being a part of Lot No. 25 as shown on the plan of the original Town of Nashville, not of record and being more particularly described as follows:

Beginning at a point in the easterly right-of-way line of Third Avenue North, said point being North 27 degrees 39 minutes 38 seconds West, 55.03 feet from the northerly right-of-way line of Bank Alley;

Thence, with said right-of-way line North 27 degrees 39 minutes 38 seconds West 48.17 feet to the point of intersection with the southerly right-of-way line of Alley No. 3;

Thence, with said right-of-way line North 62 degrees 31 minutes 22 seconds East, 113.11 feet to a point;

Thence, leaving said right-of-way line with the westerly line of property conveyed to C. Dewey Branstetter, Jr. and Jane B. Stranch by deed of record in Book 9099, Page 112, R.O.D.C. and a westerly line of property conveyed to Southlife, Inc., by deed of record in Book 9297, page 17, R.O.D.C., South 27 degrees 16 minutes 38 seconds East 48.17 feet to a point;

Thence, with a northerly line of said Southlife property South 62 degrees 31 minutes 22 seconds West 112.79 feet to the point of beginning;

Containing 5,441 square feet or 0.12 acres, more or less.

Being the same property conveyed to Sung K. Choi and Jae S. Choi by Quitclaim Deed of record as Instrument No. 20100419-0019169, Register's Office for Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

1. County and City taxes for 2013, now due and payable, but not yet delinquent, and all subsequent years.

2. The Cornice of the building adjacent to and south of the premises conveyed to Transfer Parking Station, Inc. of record in Book 1875, page 15, said Register's Office, extends northerly from said building on and over premises;

3. Rights with reference to a 15 foot alley along the northerly line of said premises as set out in the deed from Fourth National Bank to Mecklenburg Real Estate Company of record in Book 330, page 201, said Register's Office, and to a strip of ground adjoining the east side of College Street or Third Avenue North and running back between parallel lines 112 feet, 4 inches, more or less, to the rear line of the Gray and Dudley Hardware Company;

4. CBID Restrictions of record in Book 7423, page 374; Book 8027, page 865; Book 9208, page 613; Book 10512, page 464 and Instrument No. 20020626-0076795