Davidson County DEEDWARR
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Fees:23.00 Taxes:2007.25
20141105-0102351

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32057-10-2014**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $542,500.00. Charlie Y. Cho Affiant Subscribed and sworn to before me this 5th day of November, 2014. Notary Public My Commission Expires: KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires November 6, 2017

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Charlie Y. Cho, Diana J. Cho, and John B. Cho 203 White Bridge Pike Nashville, TN 37209	New Owner	Map and Parcel No.: 065 130 13500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **King Property LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charlie Y. Cho, Diana J. Cho, and John B. Cho, as tenants in common with full rights of survivorship** (collectively, "Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto. If any one (1) of the Grantees predeceases the remaining Grantees, the interest of the deceased Grantee shall vest in the surviving Grantees in equal shares.

This is improved property located at 4827 Lebanon Pike, Hermitage, Tennessee 37087.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 5th day of November, 2014.

King Property LLC
a Tennessee limited liability company

By: _____
Lisa King, Authorized Member

By: _____
Bryan King, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Lisa King and Bryan King, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Authorized Members of King Property LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and are authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 5th day of November, 2014.

_____
Notary Public

My Commission Expires: _____

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Section Three, Scotts Hollow, Phase One, of record in Book 8250, page 871, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to King Property, LLC, a Tennessee limited liability company, by deed dated January 13, 2009, from S.A.G. Enterprises, LLC, a Tennessee limited liability company, of record in Instrument No. 20090120-0004832, Register's Office for Davidson County, Tennessee.

Together with the Common Access Easement described in the agreement of record in Book 10722, page 37, amended in Instrument No. 20041123-0140191, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Payment of State and County taxes for the year 2014, in the amount of $6,739.86, a lien, now due and payable, which have been assumed by Grantees. Map and Parcel No.: 065 130 13500.
2. State and County taxes for the year 2015, a lien, but not yet due and payable. Map and Parcel No. 065 130 13500.
3. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
4. Restrictive Covenants and Common Access Easement Agreement contained in an instrument of record in Book 10722, page 37, amended in Instrument No. 20041123-0140191, Register's Office for Davidson, County, Tennessee.
5. All matters appearing on the Plan of record as Book 8250, page 871, Register's Office for Davidson County, Tennessee.
6. Rights of tenants in possession pursuant to an unrecorded Lease Agreement dated November 20, 2012, between King Property LLC and Harpeth Financial Services, LLC, d/b/a Advance Financial, as assigned by King Property LLC to Charlie J. Cho, Diana J. Cho, and John B. Cho pursuant to Assignment of Lease Agreement dated November 5, 2014.

True Copy Certification

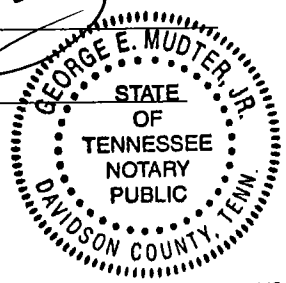
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:



My Commission Expires MAY 3, 2016