This instrument prepared by:
Kenneth J. Hong
531 Harvard Road
San Mateo, CA 94402

Davidson County DEEDWARR
Recvd: 01/09/15 16:16 7 pgs
Fees:38.00 Taxes:5383.50
20150109-0002713

Name and Address of Property Owner:	Send Tax Bills To:	Map and Parcel Numbers
Kenneth Hong 531 Harvard Road San Mateo, CA 94402	471 Hickory, LLC 766 Riverside Drive Coral Springs, FL 33071	161-278

WARRANTY DEED

For and in Consideration of the sum of $1,455,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we Kenneth J. Hong and wife, Agnes L. Hong (as to undivided 40% interest) and Kenneth J. Hong (as to an undivided 30% interest) and Agnes L. Hong, his wife AND Carole L. Hong, Trustee under the Low Family Trust U.D.T. dated January 7, 2004 (as to an undivided 30% interest).

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto 471 Hickory, LLC, a Tennessee limited liability company

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This is improved (x) property, known as

471 OLD HICKORY BOULEVARD	Brentwood	TN	37027
(House Number) (Street)	(City)	(State)	(Zip)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs 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 our hands this 29 day of December, 2014

AS TO AN UNDIVIDED 30% INTEREST from Kenneth J. Hong joined by Agnes L. Hong, his wife:

KENNETH J. HONG

AGNES L. HONG

[NOTARY ACKNOWLEDGMENT(S)]

STATE OF CALIFORNIA

COUNTY OF SAN MATEO:

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, KENNETH J HONG AND AGNES L HONG, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/hey executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 29th day of DECEMBER, 2014

Alexis Roman
Notary Public

My commission expires: 09/05/2018

ALEXIS GARZOTA ROMAN
COMM. # 2080720
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
My Comm. Exp. Sept. 05, 2018

Witness our hands this 29th day of December, 2014

AS TO AN UNDIVIDED 40% INTEREST:

KENNETH J. HONG

AGNES L. HONG

[NOTARY ACKNOWLEDGMENT(S)]

STATE OF CALIFORNIA

COUNTY OF SAN MATEO

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, KENNETH J. HONG AND AGNES L. HONG, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/hey executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 29TH day of DECEMBER, 2014.

Alexis Roman
Notary Public

My commission expires: 09/05/2018

ALEXIS GARZOTA ROMAN
COMM. # 2080720
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
My Comm. Exp. Sept. 05, 2018

Witness our hands this 30 day of December, ~~2015.~~ 2014

CAROLE L. HONG, Trustee under the Low Family Trust
U.D.T. dated January 7, 2004

[NOTARY ACKNOWLEDGMENT(S)]

STATE OF California

COUNTY OF San Mateo

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, Carole L. Hong, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~he~~/she/~~hey~~ executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 30th day of December, 2014.

Notary Public

My commission expires: June 11, 2018

SHITAL PATEL
COMM. # 2068251
NOTARY PUBLIC - CALIFORNIA
SAN MATEO COUNTY
COMM. EXPIRES JUNE 11, 2018

STATE OF Florida }
COUNTY OF Broward }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,455,000.00.

AFFIANT:
471 HICKORY, LLC
A Tennessee Limited liability Company

By: Jacob Khotoveli

Title: Member

[NOTARY ACKNOWLEDGMENT(S)]

SWORN TO AND SUBSCRIBED BEFORE ME THIS 5th DAY OF JANUARY, 2015.

kateryna Baratta
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-30-18

Kateryna Baratta
COMMISSION # FF173051
EXPIRES: October 30, 2018
WWW.AARONNOTARY.COM

EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING LAND IN THE FIRST CIVIL DISTRICT, THIRTY-SECOND COUNCILMANIC DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LOCATED GENERALLY SOUTH OF OLD HICKORY BOULEVARD AND WEST OF EDMONDSON PIKE, BEING LOT 1, REVISION ONE, RESUBDIVISION OF LOT 2, FIRST REVISION OF EDMONDSON CROSSING SHOPPING CENTER AS OF RECORD IN INSTRUMENT NO. 200002070012628, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND IN THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD AT THE NORTHEAST PROPERTY CORNER OF ALAN D. REVELETTE AND CANDACE REVELETTE AS OF RECORD IN DEED BOOK 11145, PAGE 533, R.O.D.C., ALSO BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED LOT;

THENCE, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD, THE FOLLOWING THREE CALLS:

S 48 DEG. 05 MIN. 31 SEC. E, 29.19 FEET TO AN IRON PIN FOUND;
S 51 DEG. 17 MIN. 49 SEC. E, 127.98 FEET TO A PK NAIL FOUND;
S 49 DEG. 27 MIN. 22 SEC. E, 103.37 FEET TO A NORTHWEST CORNER OF LOT 2 OF THE ABOVE-MENTIONED PLAN;

THENCE, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD WITH THE WESTERLY AND NORTHERLY PROPERTY LINE OF SAID LOT TWO THE FOLLOWING THREE CALLS:

S 07 DEG. 40 MIN. 11 SEC. W, 104.68 FEET;
S 17 DEG. 38 MIN. 07 SEC. E, 21.18 FEET;
S 89 DEG. 05 MIN. 38 SEC. W, 227.92 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED LOT 1 AND BEING IN THE EASTERLY LINE OF REVELETTE;

THENCE, WITH SAID EASTERLY LINE OF REVELETTE, N 06 DEG. 46 MIN. 57 SEC. E, 194.46 FEET; THENCE, N 06 DEG. 56 MIN. 50 SEC. E, 101.90 FEET TO THE POINT OF BEGINNING. CONTAINING 46,123 SQUARE FEET OR 1.06 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO KENNETH J. HONG AND WIFE, AGNES L. HONG (UNDIVIDED 40% INTEREST) AND ROSE C. HONG, TRUSTOR OF THE HONG FAMILY TRUST DATED OCTOBER 12, 1987 (UNDIVIDED 60%), AS TENANTS IN COMMON, BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 201410280099285, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SUBSEQUENTLY, ROSE C. HONG, TRUSTEE UNDER THE HONG FAMILY TRUST DATED OCTOBER 12, 1987, CONVEYED ITS 60% INTEREST TO CAROLE L. HONG, TRUSTEE UNDER THE LOW FAMILY TRUST U.D.T. DATED JANUARY 7, 2004 (UNDIVIDED 30%) AND KENNETH J. HONG (UNDIVIDED 30%), BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 201410280099286, SAID REGISTER'S OFFICE; RESULTING IN A 40% UNDIVIDED INTEREST BEING HELD BY KENNETH J. HONG AND WIFE, AGNES L. HONG; A 30% UNDIVIDED INTEREST BEING HELD BY KENNETH J. HONG; AND A 30% UNDIVIDED INTEREST BEING HELD BY CAROLE L. HONG, TRUSTEE UNDER THE LOW FAMILY TRUST U.D.T. DATED JANUARY 7, 2004.

This is improved property, known as 471 OLD HICKORY BOULEVARD, Brentwood, TN 37027

True Copy Certification

I, William L. Rosenberg, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, William L. Rosenberg 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: 6/20/2017

Notary Seal:

