BILL GARRETT, Davidson County
Trans:T20150029009 DEEDWARRSP
Recvd: 04/17/15 10:40 4 pgs
Fees:23.00 Taxes:2553.00
20150417-0034165

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
MG Street Holdings, LLC 2515 Nolensville Pike Nashville, Tennessee 37211 Attention: Adam Leibowitz	Map-Par. Nos. 083-01-0-433.00 and 083-01-0-442.00	MG Street Holdings, LLC 2515 Nolensville Pike Nashville, Tennessee 37211 Attention: Adam Leibowitz

This instrument prepared by: Bradley Arant Boult Cummings LLP (MBN)
1600 Division Street, Suite 700, Nashville, TN 37203

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, SUN Y. KIM, an individual resident of the State of Tennessee (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to MG STREET HOLDINGS, LLC, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, the real property described in Schedule 1, which is attached hereto and incorporated herein by reference, including, without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on Schedule 2, attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances").

This is improved property described as 919B and 921 Gallatin Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever. Grantor covenants with Grantee, its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property unto Grantee, and the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances.

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $690,000.00.

Affiant

Subscribed and sworn to before me this 15 day of April, 2015.

Notary Public
My Commission Expires: My Comm. Expires July 7, 2015

REBECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

persons whomsoever claiming by, through or under Grantor, except claims arising under or by virtue of the Permitted Encumbrances.

Yong K. Kim, spouse of Sun Y. Kim, hereby joins in the execution of this instrument for the sole purpose of conveying any marital interest he may have in the subject property by virtue of his marriage to the said Sun Y. Kim.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 15th day of April, 2015.

GRANTOR:

Sun Y. Kim

Yong K. Kim

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Rebecca R. Waynick, the undersigned, a Notary Public in and for said County and State, the within named SUN Y. KIM, and Yong K. Kim, the bargainor, 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 within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 15th day of April, 2015.

REBECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN
My Comm. Expires July 7, 2015

Notary Public

My Commission Expires:

SCHEDULE 1

DESCRIPTION OF PROPERTY

That certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows:

Tract I

Being Lot No.1 on the Plan of Thomas K. Sanders Property, as of record in Book 3842, Page 173, Register's Office for said County. Said Lot No. 1 fronts 70.0 feet on the east side of Gallatin Road, and extends back 150.02 feet on the southerly line and 150.00 feet on the northerly line to a dead line measuring 68.88 feet, thereon.

Tract II

Being part of Lot No. 3 on the Plan of the Martha Martin Lands as of record in Book 161, Page 101, Register's Office for Davidson County, Tennessee, being a tract of land also known as Lot No. 1 on the plan of a Two Lot subdivision, property of Trevecca Nazarene College Endowments, Inc. as of record in Book 5210, Page 286, Register's Office for said County, and being more particularly described as follows:

BEGINNING at an iron pin in the Easterly margin of Gallatin Road, said point being 232.79 feet, more or less, North of the intersection of Gallatin Road and Petway Avenue, thence with the Easterly margin of Gallatin Road N 12° 06' 12" E 75.00 feet to an iron pin, said point being the Southwest corner of Lot No. 1 on the plan of Thomas K. Sanders property as of record in Book 3842, Page 169, Register's Office for said County, said point also being the Northwest corner of this described tract; thence leaving the Easterly margin of Gallatin Road with the Southerly lot line of Lot No. 1, Thomas K. Sanders property N 79°59'00" E 150.00 feet to a P.K. Nail set in a tree, said point being the most Northerly corner of Lot No. 2 of the Two Lot subdivision property of Trevecca Nazarene College Endowments, Inc.; thence with the said lot line as follows: S 12°06'00" W 50.00 feet to an iron pin; thence S 79°59'00" W 6.00 feet to an iron pin; thence S 12°06'00" W 25.00 feet to an iron pin; thence S 79°59'00" W 144.00 feet to the point of beginning, containing 10,283 sq. ft. (0.236 Acres) more or less.

Being the same property conveyed to SUN Y. KIM, by deed from BOBBY JOE TAYLOR, of record in Instrument No. 20111027-0083799, dated October 26, 2011, said Register's Office.

SCHEDULE 2

PERMITTED ENCUMBRANCES

1. Real estate taxes and assessments for the year 2015 and subsequent years, not yet due and payable.

2. Fifteen foot (15') minimum building setback line shown on the Plan of record in Book 3842, page 173, in the Register's Office for Davidson County, Tennessee. (Affects Tract I Only)

3. Twenty foot (20') minimum building setback line shown on the Plan of record in Book 5210, page 286, in the Register's Office for Davidson County, Tennessee. (Affects Tract II Only)