SPECIAL WARRANTY DEED

STATE OF TN)
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $265,000.00.

Subscribed and sworn to before me, this the 24th day of August, 2015.

Notary Public

My Commission Expires: 7-24-2019

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TN

BILL GARRETT, Davidson County
Trans: T20150075217 DEEDWARRSP
Recvd: 09/03/15 09:13 2 pgs
Fees: 13.00 Taxes: 980.50
20150903-0089802

THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219

Address New Owner:	**Map-Parcel Numbers:**	**Send Tax Bills To:**
Alberto Forero and William Shaar 4313 Belle Mina Lane Franklin, Tennessee 37064	081-02-0-183.00	New Owner

FOR AND IN CONSIDERATION of the sum of Two Hundred and Sixty Five Thousand and No/100 Dollars ($265,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Shinhan Bank America, a New York banking corporation (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto Alberto Forero and William Shaar (herein collectively referred to as "Grantee"), their heirs and representatives, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Beginning at an Iron Pin Set (IPS) at the intersection of the westerly right of way of 26th Avenue North and the northerly right of way of Clarksville Pike; Thence with said Clarksville Pike, N58°44'38"W, a distance of 150.36 feet to an IPS; thence with the easterly line of Lot 7 of the E.B. Smith Subdivision, as recorded in Plat Book 6200, Page 764, Register's office for Davidson County (R.O.D.C.), the following calls: N05°31'55"E, a distance of 150.00 feet to an IPS; S58°16'51"E, a distance of 150.00 feet to an IPS in the westerly right of way of 26th Avenue North; Thence with said right of way, S05°12'14"W, a distance of 149.07 feet to the point of beginning. Containing 0.46 acres, more or less, as surveyed this 4th day of March, 2008 by Arrowhead Survey, J. Mark Cantrell, TN RLS#1859.

Being part of the same property conveyed to Shinhan Bank America, by *Trustee's Deed* of record at Instrument No. 20140421-0033233, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, their heirs and representatives, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 2015 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, their heirs and representatives, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through, or under Grantor.

WITNESS this the 19th day of August, 2015.

GRANTOR:

SHINHAN BANK AMERICA,
a New York banking corporation.

By: _____
Name: Gu Seon Song
Title: SVP

STATE OF NEW YORK)
)
COUNTY OF New York)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Gu Seon Song, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the SVP of Shinhan Bank America, the within named bargainor, a New York banking corporation, and that he as such Gu Seon Song, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the banking corporation by himself as such Gu Seon Song

WITNESS my hand and seal at office this 19th day of August, 2015.

_____
NOTARY PUBLIC

My Commission Expires: 11/14/2015

WON CHUNG
Notary Public, State of New York
No. 01CH6251437
Qualified in Queens County
Commission Expires November 14, 2015