BILL GARRETT, Davidson County
Trans: T20150079601 DEEDWARR
Recvd: 09/18/15 12:09 2 pgs
Fees: 13.00 Taxes: 1998.00
20150918-0095040

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1834

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Luis Cevallos DBA JR Market 5303 Nolensville Pike Nashville, TN 37211	New Owner	161-08-0-025.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $540,000.00

Affiant

Subscribed and sworn to before me, this the 16 day of September, 2015.

Notary Public

My Commission Expires:
(Affix Seal)

J. DAVID WICKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Chi Yol Ryu,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Luis Cevallos d/b/a JR Market,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land lying in the 27th Councilmanic District (formerly 6th Civil District) of Metropolitan Nashville and Davidson County, Tennessee, being part of the former Mrs. W. W. Hessey lot, Kingswood Park, recorded in Plat Book 2900, page 70, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod (new) on the southerly right-of-way line of Brewer Drive at the most northeasterly property corner of a tract of land conveyed to S & S Family Entertainment, LLC, as of record in Instrument No. 20140501-0036896, Register's Office for Davidson County, Tennessee; thence,

1. With the southerly right-of-way line of said Brewer Drive, North 73 degrees 30 minutes 00 seconds East, 66.10 feet to a P.K. Nail (new) in asphalt at the south end of the southwesterly return curve at the intersection of said Brewer Drive and Nolensville Pike; thence,
2. With said return curve to the right having a radius of 25.00 feet, a central angle of 90 degrees 06 minutes 36 seconds, for an arc length of 39.32 feet to a P.K. Nail (new) in asphalt; said curve has a chord bearing and distance of South 61 degrees 28 minutes 07 seconds East, 35.39 feet; thence,
3. North 73 degrees 30 minutes 00 seconds East, 6.90 feet to a P.K. Nail (new) in asphalt on the westerly right-of-way line of said Nolensville Pike; thence,
4. With the westerly right-of-way line of said Nolensville Pike, South 16 degrees 30 minutes 00 seconds East, 146.00 feet to a concrete highway monument (found) at the easterly property corner of the aforementioned S & S Family Entertainment, LLC Property; thence,
5. Leaving the westerly right-of-way line of Nolensville Pike, and with the easterly property line of said S & S Family Entertainment, LLC Property, in part, south 82 degrees 51 minutes 00 seconds West, 99.33 feet to an iron rod (new); thence,
6. North 16 degrees 30 minutes 00 seconds West, 154.90 feet to the point of beginning and containing 15,666 square feet or 0.360 acres, more or less, according to the boundary survey by James G. Terry, R.L.S 2387, The Edge Group, dated August 27, 2015, Job No. 2015-367.

Being the same property conveyed to Chi Yol Ryu, by Quitclaim Deed from Jung Shin Ryu, for the purpose of terminating their tenancy by entireties, dated 6-21-2001 and recorded 6-26-2001 in Instrument No. 20010626-0067724, Register's Office for Davidson County, Tennessee.

This is improved property located at: **5303 Nolensville Pike, Nashville, TN 37211**

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 this 16 day of **September, 2015.**

GRANTOR(S)

Chi Yol Ryu

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Chi Yol Ryu** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 16 day of **September, 2015.**

J. DAVID WICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2017

Notary Public
My Commission Expires: