BILL GARRETT, Davidson County
Trans:T20160005509 DEEDWARR
Recvd: 01/21/16 08:56 3 pgs
Fees:18.00 Taxes:3200.50
20160121-0006072

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

27882-1

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Young Ho Kim, Un Jung Kim Andrew Chung Kim and Jessica H. Kim 304 E. Thompson Lane Nashville, TN 37211	Young Ho Kim 511 Menees Lane Madison, TN 37115	119-04-0-134.00

WARRANTY DEED

For and in consideration of the sum of Ten ($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, the undersigned, **JMB Partners, a Tennessee general partnership**, (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Young Ho Kim and Un Jung Kim, husband and wife, as to an undivided 50% interest (the "Entireties Interest") and Andrew Chung Kim, as an individual, as to an undivided 25% interest, and Jessica H. Kim, as an individual, as to an undivided 25% interest (the "Individual Interests"), the Entireties Interest and the Individual Interests, as they relate to each other, being held as joint tenants with right of survivorship** (hereinafter referred to as the "**Grantees**"), their heirs, and assigns, certain land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being part of the J. L. Bugg property on the Map of Section 3 of Glencliff Estates, as of record in Book 1424, Page 1, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point on the southeasterly margin of Thompson Lane, said point being 286.7 feet Northeast of the radius return of Lawndale Drive with Thompson Lane; thence, leaving said right of way South 49 deg. 28' East 258.38 feet to iron pin; thence, North 53 deg. 39' 20" East 142.18 feet to a brass cap; thence, North 39 deg. 07' West 225.10 feet to a brass cap in the southeasterly margin of Thompson Lane right of way; thence, with said right of way South 52 deg. 41' West 188.52 feet to the point of BEGINNING, said tract containing 0.96 acres, more or less.

Being further described on the Final Plat of National Car Wash, dated September 5, 1996, and revised on February 25, 1997, of record in Book 9700, page 354, said Register's Office, prepared by Jimmy C. Yates, Tennessee Registered Land Surveyor No. 1597, Wamble & Associates, 40 Middleton Street, Nashville, TN 37210, File No. 408-0296.

There is also a perpetual easement for unobstructed ingress and egress over and across the northwesterly corner of the H. G. Hills Realty Company property (adjacent to this tract) reserved for the exclusive use of Gulf Oil Corporation (now B.P. Oil, Inc.), described as follows:

BEGINNING at a point in the Northeast corner of the above described tract; thence, South 39 deg. 07' East 50.00 feet to a point; thence, North 52 deg. 25' 46" East 36.31 feet to a point; thence, North 49 deg. 38' 42" West 51.0 feet to a point; thence, South 52 deg. 41' West 27 feet to the point of BEGINNING.

Less and except all highways and legal rights of way.

BEING the same property conveyed to National Car Wash, 304 Thompson Lane, LLC, a Tennessee limited liability company by Special Deed from Service Station Holdings, Inc., a Delaware corporation and BP Exploration & Oil, Inc. (formerly BP Oil Company), an Ohio corporation, dated June 11, 1996, of record in Book 10125, Page 236, Register's Office for Davidson County, Tennessee. The property was quitclaimed to JMB Partners, a Tennessee Partnership by Quitclaim Deed from National Car Wash, 304 Thompson Lane, LLC, a Tennessee limited liability company, dated January 1, 2004, of record in Instrument No. 20040123-0008924, Register's Office for Davidson County, Tennessee.

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 Grantor covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 12th day of January, 2016.

JMB PARTNERS, a Tennessee general partnership

By: _____
Name: James M. Brinkley, Jr.
Its: General Partner

By: _____
Name: Edward L. Brinkley
Its: General Partner

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James M. Brinkley, Jr. and Edward L. Brinkley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are the General Partners of JMB Partnership, a Tennessee general partnership, the within named bargainor, and who further acknowledged that they executed the foregoing instrument on behalf of the bargainor and for the purposes therein contained by signing the name of the bargainor by themselves as such General Partners.

WITNESS my hand, at office this 12th day of January, 2016.

_____
Notary Public
My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $865,000.00

_____
Affiant

Subscribed and sworn to before me this
12th day of January, 2016.

_____
Notary Public
My Commission Expires: Sept. 11th, 2017

JESSICA D. PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey

2. Taxes for the year 2016 and subsequent years, not yet due and payable. Map 119-04-0, Parcel 134.00

3. Matters shown on the Plan of record in Book 9700, Page 354, Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants and Reservations contained in instrument of record in Book 10125, Page 236, said Register's Office.

5. An easement for ingress and egress over and across the northwesterly corner of the H. G. Hills Realty Company property (adjacent to this tract) as set out in Book 6488, page 866, Book 5842, page 455, Book 7987, page 882, Book 10125, page 236, and in Instrument No. 20040123-0008924, said Register's Office.

6. A perpetual easement for surface drainage as reserved in the Deeds of record in Book 5842, page 455, and in Book 6488, page 866, said Register's Office.