BILL GARRETT, Davidson County
Trans:T20160023732 DEEDWARR
Recvd: 03/23/16 14:34 2 pgs
Fees:13.00 Taxes:3959.00
20160323-0027617

This instrument prepared by & return to:

Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

New owner:
Send tax notices to:
GL Mart, Inc
2705 Dickerson Pike
Nashville, TN 37207

WARRANTY DEED

THIS INDENTURE made and entered into this 14th day of March, 2016, by and between SMM, Inc., a Tennessee corporation, party of the first part, and GL Mart, Inc. party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Tract I - M&P 06015005800 - 2703 Dickerson Pike, Nashville, TN 37207

Land in Davidson County, Tennessee, being part of Lot No. 59 on the Plan of Capitol View Subdivisions, as of record in Book 974, Pages 52 and 53, Register's office for said County, being Lot No. 1 and the southerly 48 feet front and 48.8 feet rear of Lot No. 2 on the Plan of the unrecorded subdivision of part of said Lot No. 59, described partly according to a survey made by John D. Kerr, County Surveyor for Rutherford County, Tennessee, April 1-4, 1953, and partly by survey made by Ralph W. C. Lambert, Surveyor, October 27, 1958, and revised November 1, 1958, as follows:

Beginning on the easterly margin of the Dickerson Road at the southwest corner of said Lot No. 59; thence with the easterly margin of said Road north 12 degrees 45 minutes east 98 feet to an iron pin; thence South 77 degrees 15 minutes east 197.4 feet to an iron pin on the westerly line of the property conveyed to C. M. Richmond and wife; by deed from C. Mack Richmond, Jr. and wife, of record in Book 2697, Page 55, said Register's Office; thence with said line South 1 degree 41 minutes west 59.2 feet to the southerly line of said Lot No. 59; thence with same north 87 degrees 54 minutes west 212.2 feet to the beginning.

Tract II - M&P 06015005700 - 2705 Dickerson Pike, Nashville, TN 37207

Land in Davidson County, Tennessee, Being part of Lot No. 59 on the Plan of Capitol View Subdivision as of record in Book 974, Pages 52 and 53, Register's Office for said County, being the northerly 2 feet of Lot No. 2, all of Lot Nos. 3 and 4, and the southerly 38 feet of Lot No. 5 on the Plan of the unrecorded subdivision of part of said Lot No. 59, described partly according to a survey made by John D. Kerr, County Surveyor for Rutherford County, Tennessee, April 1-4, 1953, and partly by survey made by Ralph W. C. Lambert, Surveyor, October 27, 1958, and revised November 1, 1958, as follows: Beginning on the easterly margin of the Dickerson Road at an iron pin located 98 feet north of the southwest corner of said Lot No. 59; thence with the easterly margin of said road north 12 degrees 45 minutes east 140 feet to a spike; thence south 77 degrees 15 minutes east 170.7 feet to an iron pin on the westerly line of the property conveyed to C. M. Richmond and wife, by deed from C. Mack Richmond, Jr., and wife, of record in Book 2697, Page 55, said Register's Office; thence with said line south 1 degree 41 minutes west 142.2 feet to an iron pin; thence north 77 degrees 1 minutes west 197.4 feet to the beginning.

Being all or part of the same property conveyed to SMM, Inc. by Warranty deed of record in Book 6837, Page 906 in the Register's Office of 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 GRANTEE(S), his/her heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable, nondelinquent ad valorem taxes and current installements of special assessments not yet due and payable, to highways, rights-of-way, easements, rights, covenants, licenses and restrictions of record, to zoning ordinances and other governmental limitations or matters which migh be disclosed by an accurate inspection and architectural survey; 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 GRANTEE(S), his/her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Ganet Mousa

SMM, Inc.
By: Ganet Mousa, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Ganet Mousa, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be President of SMM, Inc. the within named bargainer, and that she as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by herself as President.

WITNESS my hand and official seal at office this 14th day of March, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Gi Yong Lee

MAIL TAX
BILLS TO:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $1,070,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 14th day of March, 2016.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY