Davidson County DEEDWARR
Recvd: 10/28/16 11:55 4 pgs
Fees:23.00 Taxes:3885.00
20161028-0114084

**THIS INSTRUMENT PREPARED BY:**
**W. Lee Corbett, P.C.**
**CORBETT CROCKETT**
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203
(615) 383-0500

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $1,050,000.00.

**AFFIANT**

Subscribed and sworn to before me, this 27th day of October, 2016.

Notary Public

My Commission Expires: 3/6/18

**Address New Owners As Follows:** Eliot H. Kim
5215 Harding Road
Nashville, TN 37205

**Send Tax Bills To:** SAME

**Map-Parcel Numbers:** Map: 91-14
Parcel: 178.00

## GENERAL WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of One Million Fifty Thousand Dollars and no/100 Dollars ($1,050,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, 365 WBR Restaurant Partners, a Tennessee general partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey to Eliot H. Kim, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land located in Councilmanic District 24, Nashville, Davidson County, Tennessee and being part of lots no. 16 & 17 on the map of C. C. Vernon's farm subdivision as of record in plat book 161, page 164 R.O.D.C., Tn. and described according to a survey by R. L., Montoya land surveying dated June 22, 2012 as follows:
>
> Beginning at iron rod (old) in the east margin of White Bridge Pike, said point being the northwest corner of this tract, the south west corner of parcel 179, Spiva/Hill White Bridge Partners as of record in Inst. No. 20041206-0144889 R.O.D.C., Tn., thence, leaving the east margin of White Bridge Pike along the north line of this tract north 68 degrees 39

minutes 27 seconds east 52.82 feet to a point in a creek, said corner being the north east corner of this tract and the north west corner of parcel 191, Laing Chan Vang & Paio-Fu as of record in deed book 7805, page 290 R.O.D.C., Tn., thence, with the east line of this tract south 20 degrees 23 minutes 13 seconds east 158.42 feet to an iron rod (new) in the north margin of Lenox Avenue, thence, along said margin south 68 degrees 30 minutes 34 seconds west 66.67 feet to a PK nail, thence, with a curve to the right having delta of 108 degrees 01 minutes 08 seconds, a radius of 24.00 feet, a length of 45.25 feet, a chord of north 57 degrees 28 minutes 52 seconds west 38.84 feet to a PK nail in the east margin of White Bridge Pike, thence, with said east margin with a cure to the left having a delta of 01 degrees 19 minutes 16 seconds, a radius of 5775.58 feet, a length of 133.17 feet, a chord of north 04 degrees 07 minutes 56 seconds west 133.16 feet to the point of beginning, containing 11, 776.77 square feet. 0.27 acres more or less.

Being the same property conveyed to Oscar Tivis Nelson, Jr. and wife, Patricia Nelson, by Special Warranty Deed from George N. Spiva, dated May 21, 2014, of record in Instrument No. 20140603-0047874, Register's Office of Davidson County, Tennessee. AND being the same property conveyed to George N. Spiva, Trustee, by Special Warranty Deed from Oscar Tivis Nelson, Jr. and wife, Patricia Nelson, dated May 27, 2016, of record in Instrument No. 20160616-0061216, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to 365 WBR Restaurant Partners by Quitclaim Deed from George N. Spiva, Trustee, dated July 6, 2016, of record in Instrument No. 20160708-0069852, 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, his successors and assigns, forever; and the Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons.

The Grantor covenants with the Grantee that the Grantor is lawfully seized and possessed of said property in fee simple; that the Grantor has a good right to convey the property; and that the property is unencumbered except for the following exceptions:

1. General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 091-14-0-178.00.

   Davidson County taxes for 2016, Map-Par. 091-14-0-178.00, $9,405.90, Unpaid, a lien now due and payable, but not delinquent until March 1, 2017.

2. Matters shown on the Plan of record in Book 161, page 164, said Register's Office.

3. Assignment and Assumption of Leases of record in Instrument No. 20160616-0061217, said Register's Office.

4. No warranty is made as to the exact acreage or square footage contained in the property.

This is improved property commonly known as 5606 Lenox Avenue, Nashville, Davidson County, Tennessee.

**IN WITNESS WHEREOF,** the Grantor has executed this deed as of the 27th day of October, 2016.

**365 WBR Restaurant Partners, a Tennessee general partnership**

By: George N. Spiva
Its: Managing Partner

STATE OF TENNESSEE )
COUNTY OF DAVIDSON)

Personally appeared before me, an official Notary Public of the said county and state, **George N. Spiva**, 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 Managing Partner of **365 WBR Restaurant Partners**, a Tennessee general partnership, the within named bargainor, and who acknowledged that as such Managing Partner, he executed the foregoing instrument for the purposes therein contained, by signing the name of the Partnership by himself as Managing Partner.

WITNESS MY HAND, at office, this 27th day of October, 2016.

Notary Public

My Commission Expires:

ASHLEY CROSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
September 10, 2018

# True Copy Certification

I, Paul F. Soper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/6/17
Notary' Seal (if on paper)

