This instrument was prepared by:
Kyong S. Choi, Esq.
226 3rd Ave. N.
Nashville, Tennessee 37201

BILL GARRETT, Davidson County
Trans:T20170016586 DEEDWARRSP
Recvd: 02/24/17 16:10 4 pgs
Fees:23.00 Taxes:6970.80
20170224-0018941

SPECIAL WARRANTY DEED
AND MEMORANDUM OF OPTION

FROM: SUNG K. CHOI and wife, JAE S. CHOI, Grantor

TO: WON S. CHOI, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Won S. Choi 226 3rd Ave. N. Nashville, TN 37201	Same	93-2-3/157

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear that the actual consideration of value, whichever is greater, for this transfer is One Million Eight Hundred Eighty Four Thousand and No/100 Dollars ($1,884,000.00).

MARK J. DOWNTON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Affiant

SUBSCRIBED AND SWORN TO before me, this the 23rd day of February, 2017.

Notary Public
My Commission Expires: 1-8-2019

FOR AND IN CONSIDERATION OF the sum of One Million Eight Hundred Eighty Four Thousand and No/100 Dollars ($1,884,000.00), the receipt and sufficiency of which are hereby acknowledged, SUNG K. CHOI and wife, JAE S. CHOI ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto WON S. CHOI ("Grantee"), his

heirs, successors and assigns, a SIXTY PERCENT (60%) TENANCY IN COMMON INTEREST of Grantors' interest in a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property"), sixty percent of the Grantors' interest being fifty-four percent of the Property.

The Property is improved property known as 226 3rd Avenue North, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns forever.

And Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple and Grantors have a good right to convey the Property.

And Grantors do further covenant and bind Grantors, their heirs, successors and assigns to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor except for (i) Property taxes for 2017, a lien and payable; (ii) all matters of record as of the date of this deed, and (iii) options and rights granted to Scott C. Chambers as provided in a Special Warranty Deed of record as Instrument No. 20131219-0128184, Register's Office for Davidson County, Tennessee, and more particularly set forth in the that certain Real Estate Purchase and Sale and Option Agreement dated as of December 19, 2013, as it may be amended, by and between Grantor, Grantee, Kyong S. Choi and Scott C. Chambers.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 23rd day of February, 2017.

GRANTOR:

SUNG K. CHOI

JAE S. CHOI

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Mark J. Downton, a Notary Public of said County and State, SUNG K. CHOI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 23rd day of February, 2017.

MARK J. DOWNTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 1-8-2019

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Mark J. Downton, a Notary Public of said County and State, JAE S. CHOI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Office in Nashville, Tennessee, this 23rd day of February, 2017.

MARK J. DOWNTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 1-8-2019

EXHIBIT A

PROPERTY DESCRIPTION

Being a parcel of land in Nashville, First Civil District Nineteenth Councilmatic District, Davidson County, Tennessee, located in the southeasterly quadrant of the intersection of Third Avenue North and Alley No. 3, being a part of Lot No. 25 as shown on the plan of the original Town of Nashville, not of record and being more particularly described as follows:

Beginning at a point in the easterly right-of-way line of Third Avenue North, said point being North 27 degrees 39 minutes 38 seconds West, 55.03 feet from the northerly right-of-way line of Bank Alley;

Thence, with said right-of-way line North 27 degrees 39 minutes 38 seconds West 48.17 feet to the point of intersection with the southerly right-of-way line of Alley No. 3;

Thence, with said right-of-way line North 62 degrees 31 minutes 22 seconds East, 113.11 feet to a point;

Thence, leaving said right-of-way line with the westerly line of property conveyed to C. Dewey Branstetter, Jr. and Jane B. Stranch by deed of record in Book 9099, Page 112, R.O.D.C. and a westerly line of property conveyed to Southlife, Inc., by deed of record in Book 9297, page 17, R.O.D.C., South 27 degrees 16 minutes 38 seconds East 48.17 feet to a point;

Thence, with a northerly line of said Southlife property South 62 degrees 31 minutes 22 seconds West 112.79 feet to the point of beginning;

Containing 5,441 square feet or 0.12 acres, more or less.

Being the same property conveyed to Sung K. Choi and Jae S. Choi by Quitclaim Deed of record as Instrument No. 20100419-0019169, Register's Office for Davidson County, Tennessee.