THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

BILL GARRETT, Davidson County
Trans:T20170053207 DEEDWARR
Recvd: 06/21/17 13:35 2 pgs
Fees:13.00 Taxes:4810.00
20170621-0062548

# WARRANTY DEED

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Mi Sook Oh and Jeong Hwan Bae<br>427 Harding Place<br>Nashville, TN 37211 | Franklin Synergy Bank<br>134 Pewitt Drive, suite 100<br>Brentwood, TN 37027 | 147-00-0-025.00 |

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **NCW-NATIONAL CAR WASH, GP**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **MI SOOK OH AND HUSBAND, JEONG HWAN BAE**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Being Lot No. 1 on the Plan of Harding Place Manor, as of record in Book 3842, page 35, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin set in the southerly margin of Harding Place right of way, and in the middle of a drainage ditch and following a line in the center of said drainage ditch, south 35 deg. 45' east 175 feet to an iron pin; thence south 63 deg. 15' west 227.18 feet to an iron pin; thence north 26 deg. 45' west 182.72 feet to a point in the southerly margin of said Harding Place right of way; thence with the same right of way north 63 deg. 15' east 118.2 feet to a concrete monument, south 26 deg. 45' east 10 feet to another concrete monument, and north 63 deg. 15' east 81.8 feet to the point of beginning.

LESS AND EXCEPT: Right of way conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, including right to maintain drainage ditch granted in Book 3570, page 75, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to National Car Wash 423 Harding Place, a Tennessee Partnership by deed from Star Enterprise, a New York General Partnership of record in Book 9537, page 652, filed on 12-05-94, and further conveyed to NCW-National Car Wash, LLC by Quit Claim Deed from National Car Wash, 423 Harding Place, a Tennessee Partnership of record in Instrument No. 20050126-0009724, filed on 01-26-05, and further conveyed to NCW-National Car Wash, GP, a Tennessee General Partnership by Quit Claim Deed from NCW-National Car Wash, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20100803-0060662, filed on 08/03/2010, Register's Office for Davidson County, Tennessee.

This is improved property known as **427 Harding Place, Nashville, Tennessee 37211** .

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness the hand of the Grantor's authorized representative below, this **15th** day of **June**, **2017**:

**NCW-NATIONAL CAR WASH, GP**

**By:** _____
Johnny L. Jones, General Partner

and

**By:** NCW-National Car Wash Trust, General Partner

By: _____
Johnny L. Jones, Trustee

**STATE OF Tennessee** )
)
**COUNTY OF Williamson** )

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Johnny L. Jones**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself/herself to be the **General Partner** of **NCW-NATIONAL CAR WASH, GP**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **NCW-NATIONAL CAR WASH, GP** for the purposes therein contained.

Witness my hand and official seal on this the 15 day of June, 2017.

_____
NOTARY PUBLIC

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 5/23/18

**STATE OF Tennessee** )
)
**COUNTY OF Williamson** )

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Johnny L. Jones**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself/herself to be the **Trustee** of **NCW-NATIONAL CAR WASH TRUST**, which is **General Partner** to **NCW-NATIONAL CAR WASH, GP,** the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **NCW-NATIONAL CAR WASH TRUST**, as General Partner to **NCW-NATIONAL CAR WASH, GP** for the purposes therein contained.

Witness my hand and official seal on this the 15 day of June, 2017.

_____
NOTARY PUBLIC

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1,300,000.00.

_____
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2017:

_____
Notary Public

My Commission Expires: 7-16-18

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON