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

Bill Garrett Davidson County
Batch# 82463 DEEDWARRSP
04/18/2018 02:52:30 PM 5 pgs
Fees: $28.00 Taxes: $1,406.00
20180418-0036688

SPECIAL WARRANTY DEED

FROM: WON S. CHOI, and KYONG S. CHOI, Grantors

TO: SCOTT C. CHAMBERS, 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
Scott C. Chambers 2708 Worthham Avenue Nashville, TN 37215	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 Three Hundred Eighty Thousand and No/100 Dollars ($380,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 17th day of April, 2018.

Notary Public
My Commission Expires: 5/5/2020

Jennifer Pugh-Nolan
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 5, 2020

FOR AND IN CONSIDERATION OF the sum of Three Hundred Eighty Thousand and No/100 Dollars ($380,000.00), the receipt and sufficiency of which are hereby acknowledged, WON S. CHOI and KYONG S. CHOI (collectively, "Grantors"), have bargained and sold, and by these presents do transfer and convey unto SCOTT C. CHAMBERS ("Grantee"), his heirs, successors and assigns, a TWENTY PERCENT (20%) TENANCY IN COMMON 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") as follows:

(1) Won S. Choi transfers ten percent (10%) of the Property to Scott C. Chambers, ten percent of the Property being 18.52% of Won S. Choi's interest in the Property (54% before this transfer), and

(2) Kyong S. Choi transfers ten percent (10%) of the Property to Scott C. Chambers, ten percent of the Property being 27.78% of Kyong S. Choi's interest in the Property (36% before this transfer).

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, its 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 Grantors except for (i) Property taxes for 2018, a lien and payable; (ii) all matters of record as of the date of this deed; and (iii) all applicable governmental, zoning and land use ordinances, restrictions, and prohibitions and other requirements imposed by governmental authority.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 17th day of April, 2018.

GRANTORS:

WON S. CHOI

KYONG S. CHOI

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Jennifer Nolan, a Notary Public of said County and State, WON 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 he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 17 day of April, 2018.

Jennifer Pugh-Nolan STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires May 5, 2020

Notary Public
My Commission Expires: 5/5/2020

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Jennifer Nolan, a Notary Public of said County and State, KYONG 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 17 day of April, 2018.

Jennifer Pugh-Nolan STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires May 5, 2020

Notary Public
My Commission Expires: 5/5/2020

EXHIBIT A

PROPERTY DESCRIPTION

Being a parcel of land in Nashville, First Civil District Nineteenth Councilmanic 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 Scott C. Chambers, Kyong S. Choi, and Won S. Choi, tenants in common, from Sung K. Choi and wife, Jae S. Choi, by Deeds of record in Instrument No. 20131219-0128484; Instrument No. 20170224-0018940; and Instrument No. 20170224-0018941, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Jay H. Smith, 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, Elizabeth Puckett, a notary public for this county and state, Jay H. Smith 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: 5/6/2019

Notary Seal:

