This instrument was prepared by:
Nelson Mullins Riley & Scarborough LLP
Attn: Josiah R. Reid
150 Fourth Avenue North
Suite 1100
Nashville, Tennessee, 37219

Bill Garrett Davidson County
Batch# 82463 DEEDWARRSP
04/18/2018 02:52:30 PM 7 pgs
Fees: $38.00 Taxes: $14,800.00
20180418-0036689

SPECIAL WARRANTY DEED

FROM: WON S. CHOI, SCOTT C. CHAMBERS and KYONG S. CHOI, Grantors

TO: THE FED, LLC, a Tennessee limited liability company, 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
The Fed, LLC 119 3rd Avenue North Nashville, Tennessee 37201 Attn: William W. Miller, Jr.	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 Four Million and No/100 Dollars ($4,000,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 17th 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

FOR AND IN CONSIDERATION OF the sum of Four Million and No/100 Dollars ($4,000,000.00), the receipt and sufficiency of which are hereby acknowledged, WON S. CHOI,

SCOTT C. CHAMBERS and KYONG S. CHOI (collectively, "Grantors"), have bargained and sold, and by these presents do transfer and convey unto THE FED, LLC, a Tennessee limited liability company ("Grantee"), its heirs, successors and assigns, all 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"). Won S. Choi's interest is forty-four percent (44%) of the Property, Scott C. Chamber's interest is thirty percent (30%) of the Property, and Kyong S. Choi's interest is twenty-six percent (26%) 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, 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, its heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantors except for those permitted encumbrances set forth in Exhibit B hereto, which is incorporated by this reference.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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

GRANTORS:

WON S. CHOI

SCOTT C. CHAMBERS

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 17th day of April, 2018..

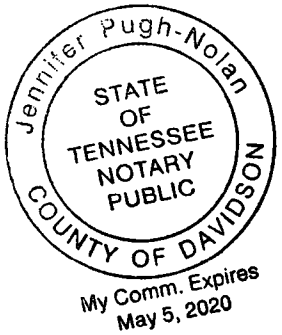
Jennifer Pugh-Nolan
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 5, 2020

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, SCOTT C. CHAMBERS, 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 17th day of April, 2018.



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 17th day of April, 2018.



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; a further interest therein being conveyed to Scott C. Chambers by Deed of record as Instrument No. 201804180036688_____, in the Register's Office.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year 2018 and subsequent years, not yet due and payable.

2. Terms and provisions of Restrictive Covenants Running with the Land of The Metropolitan Development and Housing Agency in the Capitol Mall Redevelopment Project, of record in Book 7423, Page 374; Book 8027, Page 865; Book 8421, Page 587; Book 9208, Page 613; Ordinance No. 77-716; Ordinance No. 093-774; Ordinance No. 097-755, as also recorded in Book 10512, Page 464; Ordinance No. 098-1187; Ordinance No. BL2002-1033, also recorded in Instrument No. 200206260076795; and Instrument No. 200501240008719, in the Register's Office of Davidson County, Tennessee.

3. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by a survey prepared by Kevin David Crowe, RLS No. 1979, Crowe-Wheeler and Associates, File No. 18-033alta.dwg, dated March 5, 2018, last revised April 17, 2018.

4. Rights of others in and to party walls on the southerly and easterly boundaries of the Land.

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:

