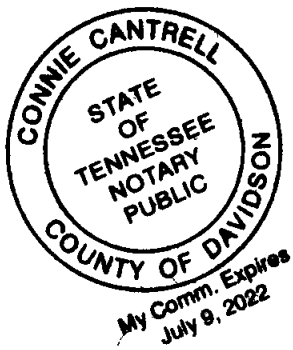
Karen Johnson Davidson County
Batch# 209273 DEEDWARRSP
03/25/2019 09:21:26 AM 5 pgs
Fees: $28.00 Taxes: $7,585.00
20190325-0026522

Special Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $2,050,000. Affiant Subscribed and sworn to before me, this the 22nd day of March, 2019. Notary Public My commission expires:_____

THIS INSTRUMENT WAS PREPARED BY
KAALBERG LAW, PLLC
1006 FATHERLAND STREET, SUITE 104B
NASHVILLE, TN 37206

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
4313 Wallace Lane Nashville, Tennessee 37205	Same	103-14-0-094.01 103-14-0-121.00

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00), cash in hand paid by the Grantee, and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, LCG BROOKWOOD TERRACE, LLC, a Texas limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto JUNG LEE and SOO Y. KIM (a/k/a Sue Y. Lee), husband and wife (collectively, "Grantee"), their heirs, successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto. This is improved property commonly known as 43 and 47 Brookwood Terrace, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of any persons claiming by, through, or under Grantor, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[signature on the following page]

IN WITNESS WHEREOF, the undersigned Grantor has executed this Special Warranty Deed effective as of the 22 day of March, 2019.

LCG BROOKWOOD TERRACE, LLC

By: Leon Capital Partners, LLC, its Manager

By: _____
Name: _____
Title: _____
Rob Pivnick
Authorized Signatory

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Rob Pivnick, 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 authorized Signatory of Leon Capital Partners, LLC, the Manager of LCG Brookwood Terrace, LLC, the within named bargainor, a Texas limited liability company, and that in such capacity, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing on behalf of the company.

Witness my hand and seal this the 19th day of March, 2019.

Nedra Leach
Notary Public

My commission expires:

6/7/2020

NEDRA LEACH
Notary Public, State of Texas
Comm. Expires 06-07-2020
Notary ID 6988708

Exhibit A

Legal Description

TRACT 1

A tract of land in the 8th Civil District of Davidson County, Tennessee, being shown as part of a tract marked "Reserved for Commercial and/or Apartment Development" on the Plan of Hillwood Terrace, as of record in Book 2663, Page 50, Register's Office for said County, and being known as Lot D-102-A on an unrecorded resubdivision of said tract described according to a survey of Barge-Waggoner-Sumner, Inc., dated November 26, 1961, as follows:

Beginning in the easterly margin of Brookwood Terrace at the northwest corner of Lot known as D-103 conveyed to Richard H. Workman and S. Kenneth Rutherford by deed of record in Book 3161, Page 85, Said Register's Office; thence with said Terrace North 26 degrees, 42 minutes East 70 feet to an iron pin; thence leaving said terrace South 63 degrees 18 minutes East 181.32 feet to an iron pin; thence South 26 degrees 42 minutes West 70 feet to an iron pin; thence North 63 degrees 18 minutes West 181.32 feet to the point of beginning.

Being the same property conveyed to LCG BROOKWOOD TERRACE, LLC, A TEXAS LIMITED LIABILITY COMPANY by deed from APEX INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, dated February 15, 2017 of record in Instrument 20170217-0016858, said Register's Office.

TRACT 2

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being Lot No. 1, on the plan of Crafton Subdivision of record in Plat Book 9700, Page 998, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LCG BROOKWOOD TERRACE, LLC, A TEXAS LIMITED LIABILITY COMPANY by deed from APEX INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY dated February 15, 2017 of record in Instrument 20170217-0016859, said Register's Office.

Exhibit B

Permitted Exceptions

1. Taxes and assessments for the year 2019 and subsequent years, not yet due and payable.

2. Matters shown on the Plan of record in Book 2663, Page 50, said Register's Office. (Tract 1)

3. Matters shown on the Plan of record in Book 9700, Page 998, said Register's Office. (Tract 2)

4. Restrictive Covenants contained in instrument of record in Book 2750, Page 521, said Register's Office. (Tract 1)

5. Consent to Encroachment of record in Instrument No. 20190226-0017130, said Register's Office. (Tract 1)

6. The effect, if any, of License in instrument of record in Book 6634, Page 51, said Register's Office. (Tract 1)

7. Easement(s) of record in Book 3570, Page 368, said Register's Office. (Tract 2)