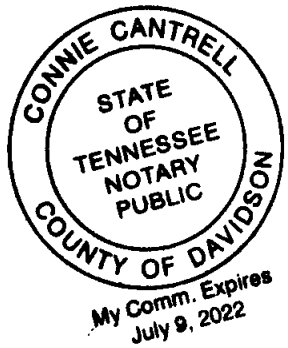
Karen Johnson Davidson County
Batch# 209273 DEEDQC
03/25/2019 09:21:26 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190325-0026523

Quitclaim Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $0. 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 (Tract 1) 103-14-0-121.00 (Tract 2)

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"), does hereby quitclaim 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, all of its right, title and interest in and to the real estate described on Exhibit A hereto (the "Property"). This is improved property commonly known as 43 and 47 Brookwood Terrace, Nashville, Tennessee 37205.

Grantor makes no representation or warranty whatsoever with respect to the Property or the ownership thereof. The Property is subject to all such limitations, restrictions and encumbrances as may affect such Property.

[signature page follows]

IN WITNESS WHEREOF, the undersigned Grantor has executed this Quitclaim 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.

_____
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 24th Council District of Metropolitan Nashville, 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, Davidson County (R.O.D.C.), Tennessee 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; being more particularly described according to an ALTA / NSPS Land Title Survey prepared by: JTA Land Surveying, Inc. - Dated: 3-12-2019 & Last Revised: 3-19-2019 - Job No. 2019-115 as follows:

BEGINNING at a PK Nail (Old & In Asphalt) in the easterly Right-of-way of Brookwood Terrace (50' Public R/W) that is South 31 degrees 06 minutes 10 seconds West a distance of 202.5 feet more or less from the Southwesterly end of the Southeasterly return curve at the intersection of Brookwood Terrace and White Bridge Road (55' Public R/W). Said P.K. Nail also being the Northwesterly property corner of Lot No. 1 as shown on the Final Plat entitled: Crafton Subdivision as of record in Plat Book 9700, Page 998 R.O.D.C., Tennessee; thence,

1. With the Easterly Right-of-way line of Brookwood Terrace, **North 31 degrees 06 minutes 10 seconds East** a distance of **70.00 feet** to a P.K. Nail (Old & In Asphalt) at the Southwesterly property corner of Lot No. C-101 as shown on the Final Plat entitled: Hillwood Terrace as of record in Plat Book 2663, Page 50 R.O.D.C., TN; thence,

2. Leaving said Right-of-way line, with the Southerly property line of the aforesaid Lot No. C-101, **South 58 degrees 53 minutes 50 seconds East** a distance of **181.32 feet** to an Iron Rod (Old) in the Westerly property line of a Tract of land as conveyed to G & H Properties as of record in Deed Book 6628, Page 78 R.O.D.C., TN; thence,

3. With the Westerly property line of the aforesaid G & H Properties, in part, and a Northerly property line of the aforesaid Lot No. 1, **South 31 degrees 06 minutes 10 seconds West** a distance of **70.00 feet** to a P.K. Nail (Old & In Asphalt); thence,

4. With the Northerly property line of the aforesaid Lot No. 1, **North 58 degrees 53 minutes 50 seconds East** a distance of **181.32 feet** to the Point of Beginning and containing 12,692 square feet or **0.2914 of an acre more or less** as calculated by the above bearings and distances which were determined within the precision requirements of an ALTA/ACSM Land Title Survey of February 23, 2016.

Being substantially 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 tract of land in the 24th Council District of Metropolitan Nashville, Davidson County, Tennessee, being shown as Lot No. 1 on the Final Plat entitled: Crafton Subdivision as of record in Plat Book 9700, Page 998 Register's Office, Davidson County (R.O.D.C.), Tennessee and being more particularly described according to an ALTA / NSPS Land Title Survey prepared by: JTA Land Surveying, Inc. - Dated: 3-12-2019 & Last Revised: 3-19-2019 - Job No. 2019-115 as follows:

BEGINNING at a PK Nail (Old & In Asphalt) in the easterly Right-of-way of Brookwood Terrace (50' Public R/W) that is South 31 degrees 06 minutes 10 seconds West a distance of 202.5 feet more or less from the Southwesterly end of the Southeasterly return curve at the intersection of Brookwood Terrace and White Bridge Road (55' Public R/W). Said P.K. Nail also being the Southwesterly property corner of a Tract of land conveyed to LCG Brookwood Terrace, LLC as of record in Instrument No. 20170217-0016858 R.O.D.C., Tennessee; thence,

1. Leaving the Easterly Right-of-way line of Brookwood Terrace, with the Southerly property line of the aforesaid LCG Brookwood Terrace, LLC Tract, **South 58 degrees 53 minutes 50 seconds East** a distance of **181.32 feet** to a P.K.Nail (Old & In Asphalt); thence,

2. With the Easterly property line of the LCG Brookwood Terrace, LLC Tract, in part, **North 31 degrees 06 minutes 10 seconds East** a distance of **43.82 feet** to an Iron Rod (Old) at the Southwesterly property corner of a Tract of land as conveyed to G & H Properties as of record in Deed Book 6628, Page 78 R.O.D.C., TN; thence,

3. Leaving said Easterly property line, with the Southerly property line of the G & H Properties Tract, **South 61 degrees 09 minutes 50 seconds East** a distance of **77.33 feet** to an Iron Rod (Old) in the Westerly property line of Lot No. 4B as shown on the Final Plat entitled: Resubdivision Lot 4 - Post Square Shopping Center as of record in Plat Book 6250, Page 553 R.O.D.C., TN; thence,

4. Leaving said Southerly property line, with the Westerly property line of the aforesaid Lot No. 4B, **South 28 degrees 50 minutes 10 seconds West** a distance of **147.00 feet** to a Concrete Monument (Old) at the Northeasterly property corner of Lot No. 48 as shown on the Final Plat entitled: Resubdivision of Lot No's 46, 47 & 48 - Revised Plan - Hillwood Terrace - Section 2 as of record in Plat Book 3842, Page 53 R.O.D.C.,TN; thence,

5. Leaving said Westerly property line, with the Northerly property line of the aforesaid Lot No. 48, **North 58 degrees 53 minutes 50 seconds West** a distance of **264.40 feet** to an Iron Rod (Old) in the Easterly Right-of-way line of Brookwood Terrace; thence,

6. Leaving said Northerly property line of Lot No. 48, with the Easterly Right-of-way line of Brookwood Terrace, **North 31 degrees 06 minutes 10 seconds West** a distance of **100.00 feet** to the Point of Beginning and containing 29,790 square feet or **0.6839 of an acre, more or less** as calculated by the above bearings and distances which were

determined within the precision requirements of an ALTA/ACSM Land Title Survey of February 23, 2016.

Being substantially 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.