SPECIAL WARRANTY DEED

Record and Return To:
COMMERCE TITLE AND ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: ALW-19-ROYAL-8456

File No.: ALW-19-ROYAL-8456

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $2,700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May, 2019.

Notary Public

MY COMMISSION EXPIRES: Nov. 8, 2021 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DARLA HYSMITH DAVIDSON COUNTY Expires NOV 8, 2021

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH, NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Natchez Trace Partners, LLC, a Tennessee limited liability company	NEW OWNER	
(NAME) **3100 WEST END AVE, STE 1060**	(NAME)	**169-0-0-012.00**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Royal City, LLC, a Tennessee limited liability company, (herein referred to as Grantor) has this day bargained and sold, and does hereby transfer and convey unto the said Natchez Trace Partners, LLC, a Tennessee limited liability company, the Grantee herein, its (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being more particularly described as follows, to wit:

Beginning at a stake in the Northerly margin of Highway No. 100, said beginning point being 195.2 feet East of the Northeast corner of Highway 100 and McCrory Road; thence with the Northerly margin of said Highway, North 75 degrees 30' East 161.8 feet to the Southwest corner of Lot No. 8 of the Satterfield Farm Plan, as of record in Book 421, Page 135, Register's Office for Davidson County, Tennessee; thence North 3 degrees East 239 feet with hedge to a stake; thence South 75 degrees 30' West 228.5 feet to a stake, said stake being 127.5 feet East of the Easterly line of McCrory Road; thence South 13 degrees 42' East 227.6 feet to a stake in the Northerly margin of Highway No. 100, the point of beginning, containing 1.02 acres more or less.

Being the same property conveyed to Royal City LLC, a Tennessee limited liability company, by Warranty Deed from Jae Gone Kim and wife, Ik Ryu Kim, recorded on the 22nd day of March, 2013, in Instrument No. 20130322-0028814, in the Register's Office of Davidson County, Tennessee.

This is improved property, known as *8456 Highway 100, Nashville TN 37221*

Karen Johnson Davidson County
Batch# 226424 DEEDWARRSP
05/06/2019 12:24:30 PM 4 pgs
Fees: $23.00 Taxes: $9,990.00
20190506-0042207

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee its (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, its (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

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.

Witness my hand this 1st day of May, 2019, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

{SEE ATTACHED SIGNATURE PAGE}

GRANTOR:

Royal City, LLC, a
Tennessee limited liability company

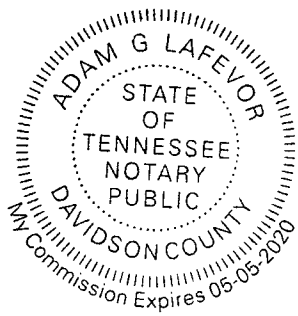
Dalia Gergis
By: Dalia Gergis
Its: member

STATE OF Tennessee
COUNTY OF Davidson

On this the 1st day of May, 2019, before me personally appeared DALIA GERGIS, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Member of Royal City, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st day of May, 2019.

Notary Public
My Commission Expires: 5/5/20



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, do hereby make oath that I am 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.

Amanda Vaughn

Amanda Vaughn

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Adam G. LaFevor, a notary public for the above referenced county and state, Amanda Vaughn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Adam G. LaFevor
MY COMMISSION EXPIRES: 5/5/2020
NOTARY'S SEAL

