This Instrument Prepared by:
Paul F. Soper
2323 21st Ave. S, Suite 502
Nashville, TN 37203
615-712-6036

Karen Johnson Davidson County
Batch# 240646 DEEDWARRSP
06/07/2019 02:47:30 PM 5 pgs
Fees: $28.00 Taxes: $3,385.50
20190607-0054885

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Gallatin Pike, GP 5215 Harding Pike Nashville, TN 37205	new owner	072-13-0-029.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **SUN Y. KIM, an individual resident of the State of Tennessee** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **GALLATIN PIKE, GP, a Tennessee general partnership** (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain land in **Davidson County, Tennessee**, as more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on **Exhibit "B"**, attached hereto and incorporated herein by reference. And Grantor does further covenant and bind herself, her heirs, successors and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons ***claiming through the Grantor, but not further or otherwise.***

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

WITNESS Grantor's hand, this 7th day of June, 2019.

Sun Y. Kim

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **SUN Y. KIM,** the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 7th day of June, 2019.

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/3/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $915,000.00.

Affiant

Subscribed and sworn before me this 7th day of June, 2019.

NOTARY PUBLIC
My Commission Expires: 1/3/22

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

Legal Description

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 45 and part of Lot No. 46 on the plan of Irvington of record in Book 843, page 60, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description and being described as follows:

Beginning at an iron pin in the westerly right-of-way of Gallatin Road (US #31E) at the intersection of Carolyn Avenue, thence along the northerly right-of-way of Carolyn Avenue, North 68 deg. 33' 30" West a distance of 170.00 feet to an iron pin; thence North 21 deg. 56' 00" East a distance of 117.00 feet to an iron pin; thence South 68 deg. 33' 30" East a distance of 170 feet to an iron pin in the westerly right-of-way of Gallatin Road; thence along the westerly right-of-way of Gallatin Road, South 21 deg. 56' 00" West a distance of 117.00 feet to the point of beginning and containing 0.457 acres, more or less.

Being the same property conveyed to SUN Y. KIM by deed from N. BRAD THOMASON, dated November 18, 2010 of record in Instrument No. 20101122-0093177, said Register's Office.

EXHIBIT "B"

Permitted Exceptions

1. Real Property taxes for 2019, a lien not yet due and payable.

2. Matters shown on the Plan of record in Book 843, Page 60, said Register's Office.

3. Storm Drainage Easement and Gas Service Line referenced in Book 9456, Page 190, said Register's Office.

True Copy Certification

I, **PAUL F. SOPER**, 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, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper 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: 9/7/2021

Notary Seal (if on paper)

