WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

JM-SB-MY-20-14910

Karen Johnson Davidson County
Batch# 410756 DEEDWARR
06/05/2020 08:31:28 AM 2 pgs
Fees: $13.00 Taxes: $8,140.00

20200605-0057748

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
GHK Inc.	**NEW OWNER**	
(NAME)	(NAME)	**162-09-0-103.00**
14910 Old Hickory Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EUIHO HAN, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GHK INC., A TENNESSEE CORPORATION,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land lying in the 1st Civil District of Davidson County, Tennessee, and being a portion of the AAA Realty Company Property as of record in Book 5325, Page 860, said Register's Office and being more particularly described as follows:

BEGINNING at a point on the northern boundary of Old Hickory Boulevard at an iron pin in the southwest corner of the property described in the boundary survey prepared by A & A Engineers, Inc., Job No. 5215-93, dated December 10, 1993; thence North 02 degrees 44 minutes 10 seconds East, a distance of 245.00 feet to a point; thence South 87 degrees 12 minutes 13 seconds East, a distance of 260.65 feet to a point on the westerly margin of Eulala Drive; thence with said margin of Eulala Drive, South 06 degrees 52 minutes 55 seconds West, a distance of 182.60 feet to a point; thence with a curve to the right, having a radius of 30.00 feet, a delta of 85 degrees 54 minutes 52 seconds, a chord bearing of South 49 degrees 50 minutes 21 seconds West, an arc distance of 44.98 feet to a point; thence continuing South 02 degrees 47 minutes 47 seconds West, a distance of 35.00 feet to a point on the northerly margin of Old Hickory Boulevard; thence with said margin of Old Hickory Boulevard, North 87 degrees 12 minutes 13 seconds West, a distance of 217.46 feet to the point of beginning, containing 1.39 acres, more or less.

Less and except that portion of land in Book 782, Page 471, said Register's Office.

Being the same property conveyed to Euiho Han by Special Warranty deed from Gang Huh and Bok Nam Huh of record in Instrument No. 20071106-0131014 Register's Office for Davidson County, Tennessee, dated November 6, 2007 and recorded on November 6, 2007.

The subject property was never the marital residence of the grantor.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Subject to Agreement for Dedication of Easement for Sanitary Sewer recorded July 22, 2008 in Instrument No. 20080722-0075070, Register's Office of Davidson County, Tennessee.
- Subject to Stormwater Detention Agreement recorded December 5, 1995 in Book 9877, Page 201, Register's Office of Davidson County, Tennessee.
- Subject to that portion conveyed to the State of Tennessee in Book 7828, Page 471, wherever is located.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **14910 Old Hickory Blvd, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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/our hand(s) this the 2nd DAY OF JUNE, 2020.

Euiho Han

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EUIHO HAN, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of June, 2020.

Notary Public
My Commission Expires: 9/19/2020
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212