WARRANTY DEED

File #2020073135

Karen Johnson Davidson County
Batch# 484649 DEEDWARR
09/28/2020 01:11:10 PM 2 pgs
Fees: $13.00 Taxes: $3,700.00

20200928-0111377

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of September, 2020.

Notary Public

MY COMMISSION EXPIRES: 12-18-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kinlin Development, LLC, a North Carolina limited liability company	NEW OWNER	16100021900
(NAME)	(NAME)	
3412 Golf Club Lane		
(ADDRESS)	(ADDRESS)	
Nashville TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TG USA, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kinlin Development, LLC, a North Carolina limited liability company,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land in the Second Civil District of Nashville, Davidson County, Tennessee, fronting on Old Hickory Boulevard approximately 370 feet west of the centerline of the intersection of Old Hickory Boulevard with Nolensville Road, and being more particularly described as follows:

Beginning at a point in the South right of way margin of Old Hickory Boulevard, said point also being the Northwest corner of the Commerce Union Bank property as of record in Book 538, page 274, Register's Office for Davidson County, Tennessee,

Thence, with Commerce Union Bank's West property line, and passing through the Northwest corner of the Shoney's Big Boy Enterprises, Inc. property as of record in Deed Book 5072, page 296, Register's Office for Davidson County, Tennessee, and with Shoney's West property line S 5 deg. 04' 34" E 348.15 feet to a point, said point being Shoney's Southwest corner and also being a point in the South right of way margin of Brentwood East Drive,

Thence, leaving said Shoney's property with the said right of way margin N. 69 deg. 02' 00" W 75.48 feet to a point in the East right of way margin of Brentwood East Drive;

Thence, with said East margin N. 03 deg. 48' 33" W 88.53 feet to a point;

Thence N. 04 deg. 47' 01" W 115.40 feet to a point;

Thence, N. 00 deg. 15' 59" W 110.21 feet to a point in the South right of way margin of Old Hickory Boulevard;

Thence, leaving said East margin of Brentwood East Drive with said South margin and a curve to the left having an internal angle of 00 deg. 59' 54" a radius of 2874.52 feet, an arc length of 50.08 feet, and a chord bearing of N. 83 deg. 39' 59" E to a point within a 25 foot easement.

Thence, N 83 deg. 10' 02" E 5.96 feet to the point of beginning.

Less and Except that parcel of land condemned by that Consent Judgment and Final Decree recorded in Book 9539, page 163, said Register's Office.

Being the same property conveyed to TG USA, LLC by Warranty deed from FFH Properties, a Tennessee general partnership of record in Instrument No. 20140605-0049063 Register's Office for Davidson County, Tennessee, dated June 4, 2014 and recorded on June 5, 2014.

This conveyance is subject to: Subject to all matters shown on the Plan of record in Plat Book 6250, Page 781 amended in Book 6849, page 944, Register's Office for Davidson County, Tennessee.; Surveyor's Certificate of Correction of record in Book 6803, Page 720 and Book 6840, page 534, in the Register's Office for Davidson County, Tennessee.; Overhead line easement of record in Book 6769, Page 189, in the Register's Office for Davidson County, Tennessee.; Subject to unrecorded Lease Agreement dated November 27, 2008 by and between FFH Properties, a Tennessee general partnership, and Goodwill Industries of Middle Tennessee, Inc, a Tennessee corporation; amended by First Amendment to Lease Agreement dated April 30, 2013.

unimproved ☐
This is improved ☒ property, known as 15103 Old Hickory Blvd, Nashville,TN,37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns forever; and we do covenant with the said GRANTEES 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands this 23 day of September, 2020.

TG USA, LLC, a Tennessee limited liability company

BY: _____

Myoung Soo Choi, Member

TG USA, LLC, a Tennessee limited liability company

BY: _____

Eun Young Kim, Member

STATE OF TEXAS
COUNTY OF Harris

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Myoung Soo Choi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a member of TG USA, LLC, the within named bargainor, a limited liability company, and that he/she as such member, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing his/her name as a member of TG USA, LLC.

Witness my hand and official seal at office, this 23 day of September, 2020.

Commission expires:

KIMBERLY K GUINN
Notary Public, State of Texas
Comm. Expires 10-31-2020
Notary ID 129186236

Kimberly K. Guinn
Notary Public

STATE OF TEXAS
COUNTY OF Harris

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Eun Young Kim, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a member of TG USA, LLC, the within named bargainor, a limited liability company, and that he/she as such member, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing his/her name as a member of TG USA, LLC.

Witness my hand and official seal at office, this 23 day of September, 2020.

Commission expires:

KIMBERLY K GUINN
Notary Public, State of Texas
Comm. Expires 10-31-2020
Notary ID 129186236

Kimberly K. Guinn
Notary Public

RETURN RECORDED DOCUMENTS TO:

Rick G. Mansfield, Attorney at Law
110 South Maple Street
Murfreesboro, TN 37130