BILL GARRETT, Davidson County
Trans:T20160049282 DEEDWARRSP
Recvd: 06/10/16 10:27 5 pgs
Fees:28.00 Taxes:11070.86
20160610-0058896

This Instrument Prepared By:
Mark E. Morrison
Grissim and Hodges
323 Union Street, Suite 400
Nashville, Tennessee 37201

# SPECIAL WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Map/Parcel No. |
|---|---|---|
| DK 471 OLD HICKORY LLC<br>c/o S & G GROSS CO., INC.<br>Attn: Michael Kohn<br>500 Mamaroneck Avenue, Suite 320<br>Harrison, New York 10528 | Same | Map/Parcel: 16100027800 |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, 471 HICKORY, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto DK 471 OLD HICKORY LLC, a Tennessee limited liability corporation (the "Grantee"), its successors and assigns, all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described on Exhibit "A", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor does covenant with the said Grantee that it 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 current property taxes and except as listed on Exhibit "B", attached hereto and incorporated by reference herein. Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said 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 the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

*(Remainder of page intentionally left blank; signature page follows.)*

WITNESS our hands this 6th day of June, 2016.

GRANTOR:

471 HICKORY, LLC

By: _____

Title: Managing Partner

STATE OF Florida )

COUNTY OF Broward )

Personally appeared before me, a Notary Public, Jacob Khotovcli, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Managing Partner of 471 HICKORY, LLC, a Tennessee limited liability company, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6th day of June, 2016.

KATALIN SZAKACS
MY COMMISSION # EE865815
EXPIRES January 17, 2017
(407) 398-0153 FloridaNotaryService.com

Khatali Szakacs

Notary Public

My Commission Expires: 1/17/17

STATE OF Tennessee )

COUNTY OF Davidson )

The actual consideration for this transfer, or value of property (whichever is greater) is $2,992,125.00.

Affiant

Subscribed and sworn to before me this 9 day of June, 2016.

PATRICIA A. RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 8, 2019

Notary Public
My Commission Expires: July 8, 2019

EXHIBIT A
Property Description

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING LAND IN THE FIRST CIVIL DISTRICT, THIRTY-SECOND COUNCILMANIC DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LOCATED GENERALLY SOUTH OF OLD HICKORY BOULEVARD AND WEST OF EDMONDSON PIKE, BEING LOT 1, REVISION ONE, RESUBDIVISION OF LOT 2, FIRST REVISION OF EDMONDSON CROSSING SHOPPING CENTER AS OF RECORD IN INSTRUMENT NO. 200002070012628, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND IN THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD AT THE NORTHEAST PROPERTY CORNER OF ALAN D. REVELETTE AND CANDACE REVELETTE AS OF RECORD IN DEED BOOK 11145, PAGE 533, R.O.D.C., ALSO BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED LOT;

THENCE, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD, THE FOLLOWING THREE CALLS:

S 48 DEG. 05 MIN. 31 SEC. E, 29.19 FEET TO AN IRON PIN FOUND;
S 51 DEG. 17 MIN. 49 SEC. E, 127.98 FEET TO A PK NAIL FOUND;
S 49 DEG. 27 MIN. 22 SEC. E, 103.37 FEET TO A NORTHWEST CORNER OF LOT 2 OF THE ABOVE-MENTIONED PLAN;

THENCE, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD WITH THE WESTERLY AND NORTHERLY PROPERTY LINE OF SAID LOT TWO THE FOLLOWING THREE CALLS:

S 07 DEG. 40 MIN. 11 SEC. W, 104.68 FEET;
S 17 DEG. 38 MIN. 07 SEC. E, 21.18 FEET;
S 89 DEG. 05 MIN. 38 SEC. W, 227.92 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED LOT 1 AND BEING IN THE EASTERLY LINE OF REVELETTE;

THENCE, WITH SAID EASTERLY LINE OF REVELETTE, N 06 DEG. 46 MIN. 57 SEC. E, 194.46 FEET; THENCE, N 06 DEG. 56 MIN. 50 SEC. E, 101.90 FEET TO THE POINT OF BEGINNING. CONTAINING 46,123 SQUARE FEET OR 1.06 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO KENNETH J. HONG AND WIFE, AGNES L. HONG (UNDIVIDED 40% INTEREST) AND ROSE C. HONG, TRUSTOR OF THE HONG FAMILY TRUST DATED OCTOBER 12, 1987 (UNDIVIDED 60%), AS TENANTS IN COMMON, BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 201410280099285, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SUBSEQUENTLY, ROSE C. HONG, TRUSTEE UNDER THE HONG FAMILY TRUST DATED OCTOBER 12, 1987, CONVEYED ITS 60% INTEREST TO CAROLE L. HONG, TRUSTEE UNDER THE LOW FAMILY TRUST U.D.T. DATED JANUARY 7, 2004 (UNDIVIDED 30%) AND KENNETH J. HONG (UNDIVIDED 30%), BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 201410280099286, SAID REGISTER'S OFFICE; RESULTING IN A 40% UNDIVIDED INTEREST BEING HELD BY KENNETH J. HONG AND WIFE, AGNES L. HONG; A 30% UNDIVIDED INTEREST BEING HELD BY KENNETH J. HONG; AND A 30% UNDIVIDED INTEREST BEING HELD BY CAROLE L. HONG, TRUSTEE UNDER THE LOW FAMILY TRUST U.D.T. DATED JANUARY 7, 2004.

This is improved property, known as 471 OLD HICKORY BOULEVARD, Brentwood, TN 37027

Being the same property conveyed to 471 Hickory, LLC, a Tennessee limited liability company, by Warranty Deed of record in Instrument No. 201501090002713, Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Exceptions

1. Taxes for the year 2016, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record as Instrument No. 200002070012628, Register's Office for Davidson County, Tennessee.

3. Easements granted in Warranty Deed of record in Book 7913, page 755, Register's Office for Davidson County, Tennessee.

4. Restrictions and Easements as set out in Warranty Deed of record in Book 10863, page 69, Register's Office for Davidson County, Tennessee.

5. Reciprocal Easement Agreement of record in Book 10863, page 74, Register's Office for Davidson County, Tennessee; as amended by First Amendment to Reciprocal Easement Agreement of record as Instrument No. 200104030031935, said Register's Office.

6. Declaration of Reciprocal Easements and Restrictions of record as Instrument No. 200101050001952, Register's Office for Davidson County, Tennessee; as amended by First Amendment to Declaration of Reciprocal Easements and Restrictions of record as Instrument No. 200102220016791, Register's Office for Davidson County, Tennessee; further amended by Second Amendment to Declaration of Reciprocal Easements and Restrictions of record as Instrument No. 200104030031936, Register's Office for Davidson County, Tennessee.

7. Stormwater Detention Agreement of record as Instrument No. 200104100035029, Register's Office for Davidson County, Tennessee.

8. Ground Lease dated July 20, 2015, and Rider to Lease Agreement dated August 30, 2015, as amended (hereinafter the "Lease").