Bill Garrett Davidson County
Batch# 19804 DEEDWARRSP
10/31/2017 02:26:30 PM 6 pgs
Fees: $33.00 Taxes: $0.18
20171031-0111622

This instrument prepared by:
Polsinelli PC
6201 College Boulevard, Ste. 500
Overland Park, KS 66211
Attn: Genniveve Ramsey

Name and Address of New Owners:

Greater Lakeside LLC
c/o The Feil Organization
7 Penn Plaza, Suite 1100
New York, NY 10001

Send Tax Bills To:

Greater Lakeside LLC
c/o The Feil Organization
7 Penn Plaza, Suite 1100
New York, NY 10001

SPECIAL WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON **Parcel ID: 07509026400**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ten dollars ($10.00) and/or other valuable consideration to the below in hand paid to the Grantor(s) known as:

Greater Lakeside LLC, a Delaware limited liability company, as successor by merger to Greater Lakeside Corporation, a Louisiana corporation, as sole shareholder at the time of dissolution of Severn Realty Corporation, a Minnesota corporation, as successor by merger to J.D. MacArthur Properties Inc., a Nevada corporation with Jeffrey J. Feil acting as the President with a mailing address of 370 Seventh Avenue, Suite 618, New York City, New York, 10001 (hereinafter called the "Grantor").

The receipt whereof is hereby acknowledged, the Grantor warrants the property conveyed to Greater Lakeside LLC, a Delaware limited liability company with Jeffrey J. Feil acting as the Chief Executive Officer and Managing Member with a principal office address located at 370 Seventh Avenue, Suite 1100, New York City, New York, 10001 (hereinafter called the "Grantee(s)") all the rights, title, interest, and claim of Grantor in one or to the following described real estate, situated in Davidson County, Tennessee, to wit: 4705 Old Hickory Boulevard, Hermitage, Tennessee.

Parcel ID: 07509026400

Also described in the attached 'Exhibit A'

This deed is being recorded to memorialize of record the successor ownership of the premises described in Exhibit A.

Being and intended to be the same premises conveyed to J.D. MacArthur Properties Inc., a Nevada corporation by deed dated August 30, 1973 made by John D. MacArthur and Catherine T. MacArthur recorded on October 2, 1973 in Deed Book 607, page *, in the Register of Deeds for Davidson County, Tennessee.

J.D. MacArthur Properties Inc., a Nevada corporation was merged into Severn Realty Corporation, a Minnesota corporation. The sole shareholder at the time of the dissolution of Severn Realty Corporation was Greater Lakeside Corporation, which Grantee herein is the successor by merger thereof.

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

* Deed Book 4751, page 607

_____ Date: October 24, 2017

Grantor's Signature

Jeffrey J. Feil, as Chief Executive Officer and Managing Member of Greater Lakeside LLC, as successor by merger to Greater Lakeside Corporation, as the sole shareholder at the time of dissolution of Severn Realty Corporation, as successor by merger to J.D. MacArthur Properties, Inc.

370 Seventh Avenue, Suite 1100, New York City, New York, 10001

State of New York)

County of New York)

I, the undersigned, a Notary Public in said County, in said State, hereby certify that Jeffrey J. Feil whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, executed the same voluntarily on the day the same bears date on behalf of and with the authority as Chief Executive Officer and Managing Member of Greater Lakeside Corporation, as sole shareholder at the time of dissolution of Severn Realty Corporation, as successor by merger to J.D. MacArthur Properties, Inc.

Given under my hand this 24th day of October, 2017.

Donna Marie Vocaturo **(SEAL)**

Notary Public

My Commission Expires: 9/20/2021

DONNA MARIE VOCATURO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01VO6030686
Qualified in Queens County
My Commission Expires September 20, 2021

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $50.00.

Affiant Signature

Subscribed and sworn to before me, this 26th day of October, 2017.

Notary Public
My Commission Expires: 12-16-18

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

EXHIBIT A

LEGAL DESCRIPTION

A tract of land in the 4th Civil District of Davidson County, Tennessee, and shown on the Map of Hermitage Hills, Section Nine, and described according to a survey made by Clay D. Couch, Jr., Surveyor, dated Dec. 28, 1968, as follows:

BEGINNING at a nail and cap at the northeast corner of the property, being 53.85 feet southerly from the northeast corner of the remaining property of Hermitage Hills, said point being in the westerly right of way of Old Hickory Blvd. (40 feet westerly of the centerline); thence with the westerly right of way of Old Hickory Blvd., South 16° 06' East 75.0 feet to an iron pin; thence South 73° 54' West 10.0 feet to a nail and cap at the beginning of a curve, radius at the intersection of Plantation Drive; thence with a curve having a radius of 25.0 feet in a southwesterly direction an arc distance of 39.30 feet to a nail and cap in the northerly right of way of Plantation Drive (25 feet northerly of the centerline); thence with the northerly right of way of Plantation Drive, South 73° 58' West 115.0 feet to an iron pin; thence north 16° 06' west 100.0 feet to an iron pin; thence North 73° 58' East 150.0 feet to the beginning.

INCLUDING BUT EXCLUDED from the above description is the property conveyed to the State of Tennessee of record in Book 5496, page 492 and corrected in Book 5496, page 495, said Register's Office and being described as follows:

Beginning at the point of intersection of the west margin of Old Hickory Boulevard and the north margin of Plantation Drive, thence along the said north margin south 73 degrees 54 minutes west 2 feet more or less to a point, thence along the meander of the slope northwardly 75 feet more or less to a point, thence north 73 degrees 54 minutes west 1 foot more or less to a point in the said west margin, thence along the said west margin south 16 degrees 06 minutes 30 seconds east 75.0 feet to the point of beginning and containing 220 square feet and being part of the property conveyed by John D. MacArthur and wife to J. D. MacArthur Properties, Incorporated, a Nevada corporation, of record in Book 4751, page 607, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Lynn Vaught, 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 Rutherford

Personally appeared before me, the undersigned, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jessica L Tolley

Notary's Signature

My Commission Expires: 12-16-18

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY