Bill Garrett Davidson County
Batch# 19804 DEEDWARRSP
10/31/2017 02:26:30 PM 5 pgs
Fees: $28.00 Taxes: $740.00
20171031-0111623

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

Name and Address of New Owners:

Neil Marouf
1000 Noble Circle
Franklin, TN 37069

Send Tax Bills To:

Neil Marouf
1000 Noble Circle
Franklin, TN 37069

SPECIAL WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON **Parcel ID: 07509026400**

This Special Warranty Deed made on the 24 day of October, 2017, by and between **GREATER LAKESIDE LLC**, a Delaware limited liability company, Grantor, party of the first part (mailing address of Grantor is c/o The Feil Organization, 7 Penn Plaza, Suite 1100, New York, New York 10001) and **NEIL MAROUF**, an individual resident of the State of Tennessee, Grantee, party of the second part (mailing address of Grantee is 1000 Noble Circle, Franklin Tennessee 37069).

WITNESSETH, THAT THE SAID PARTY OF THE FIRST PART, in consideration of the sum of TEN DOLLARS, and other good and valuable consideration, to it paid by the said party of the second part (the receipt of which is hereby acknowledged) does by these presents, SELL and CONVEY unto the said party of the second part, its successors and assigns, the following described lots, tracts or parcels of land, lying, being and situate in the Civil District of the County of Davidson and State of Tennessee, to-wit:

See Exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances, and immunities thereto belonging or in anywise appertaining unto the said party of the second part and unto its successors and assigns forever; the said party of the first part hereby covenanting that the said premises are free and clear from any encumbrance done or suffered by it; and that party of the first part will warrant and defend the title to said premises unto the said party of the second part and unto its successors and assigns forever, against the lawful claims and demands of all persons claiming under party of the first part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand on the day and year above written.

GREATER LAKESIDE LLC, a
Delaware limited liability company

By: _____
Jeffery J. Feil, Managing Member

STATE OF New York)
) ss.
COUNTY OF New York)

On this 24 day of October, 2017, before me appeared Jeffrey J. Feil, to me personally known, who, being by me duly sworn did say that he is the Managing Member of Greater Lakeside LLC, a Delaware limited liability company, and that said instrument was signed on behalf of said limited liability company by authority as Managing Member, and said Jeffrey J. Feil acknowledged said instrument to be the free act and deed of said limited liability company.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.

Donna Marie Vocaturo
NOTARY PUBLIC

My Commission Expires:
9/20/2021
[SEAL]

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 $200,000.00.

Affiant Signature

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

Notary Public
My Commission Expires: 3/18/2019

LYNN F. VAUGHT
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.

Being a portion of the same property conveyed to J.D. McArthur Properties, Inc., a Nevada corporation by Warranty Deed filed for record on October 2, 1973 in Book 4751, page 607, of the Register's Office of Davidson County, Tennesse and being the same property conveyed to Greater Lakeside LLC, a Delaware limited liability company, by Special Warranty Deed of record in Instrument 201710310111622, said Register's Office.

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.

Notary's Signature

My Commission Expires: 12-16-18

JESSICA L. TOLLEY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY